

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

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CASE NO. 171-RE-2025

V.

*

QUINCY C. CHARLES,
Respondent

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Shamus K. Roeder and Eliza M. SanNicholas (“Complainants”) against Quincy C. Charles (“Respondent”). Based on the Commission’s review of the complaint and the Respondent’s response thereto, the Commission determined that the complaint alleged facts that establish a prima facie case constituting grounds for disciplinary action under The Maryland Real Estate Broker’s Act, Md. Code Ann., Business Occupations and Professions, §17-322 and that the complaint should be referred for investigation. Before the investigation commenced the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement to resolve this matter and provide for the imposition of disciplinary measures that are fair, equitable, and consistent with the best interest of the people of the State of Maryland.

The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Commission currently licenses the Respondent as a real estate salesperson affiliated with Noah’s Preferred Properties Management Company, license registration number 05-630941.
3. On or about December 2024, the Respondent advertised a property known as 17445 Hoskinson Road, Poolesville, Maryland (“property”) for rent on behalf of property owner Brian Turbeville.
4. Montgomery County Code, Chapter 29 mandates that owners of residential (condominiums, townhouses, single family homes) and multifamily rental property hold a rental license before advertising property for rent or offering property for rent to a tenant.
5. After seeing the advertisement, the Complainants viewed the property and, on or about December 10, 2024, applied to rent the property paying application fees to the Respondent totaling \$94.04 (\$47.02 each).

6. On or about December 18, 2024, the Respondent prepared a lease agreement for the Complainants review and signature that represented the property owner held a rental license in compliance with Montgomery County Code.

7. After receiving the lease agreement, the Complainants contacted Montgomery County to determine whether the property owner held the required rental license.

8. The Complainants discovered Montgomery County had not issued a rental license to the property owner as of the date of the Respondent advertised the property for rent and prepared the lease agreement. Upon discovering this information, a material fact about the property, the Complainants notified the Respondent of their discovery. In response, on December 23, 2024, the Respondent advised the Complainants that "The property is in the process of being licensed."

9. On or about December 24, 2024, Montgomery County rental licensing officials notified the Respondent that he must remove the property from the market until Montgomery County issued the rental license to the property owner.

10. The Respondent admits that he has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b) (4), (25), and (33) as well as COMAR 09.11.02.01D, which provide:

**§17-322 Denials, reprimands, suspensions, revocations, and penalties--
Grounds.**

(b) Grounds: Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee or suspend or revoke a license if the applicant or licensee:

* * *

(4) intentionally or negligently fails to disclose to any person with whom the applicant or licensee deals a material fact that the licensee knows or should know and that relates to the property with which the licensee or applicant deals;

(25) engages in conduct that demonstrates bad faith, incompetency, untrustworthiness or that constitutes dishonest, fraudulent or improper dealings;

* * *

(33) violates any regulation adopted under this title or any provision of the code of ethics[.]

* * *

COMAR 09.11.02.01

D. The licensee shall make a reasonable effort to ascertain all material facts concerning every property for which he accepts the agency so that he may fulfill his

obligation to avoid, error, exaggeration, misrepresentation, or concealment of material facts

11. The Respondent consents to the entry of an Order that by the Commission that he has violated BOP §§17-322(b) (4), (25), and (33) as well as COMAR 09.11.02.01D. As a penalty for the violations, the Respondent agrees to pay a civil penalty in the amount of \$1,000.00 within 30 days of the date of this Consent Order and Settlement Agreement. Additionally, the Respondent agrees to pay the Complainants the amount of \$94.04 to resolve their Guaranty Fund claim and to provide proof of that payment to the Commission within 30 days of the date of this Consent Order and Settlement Agreement.

12. Should the Respondent fail to pay the civil penalty and/or to pay the Complainants as agreed in paragraph 11 of this Consent Order and Settlement Agreement, the Respondent agrees that the Respondent's real estate license registration number 05-630941, and any other real estate licenses that the Respondent holds, shall be automatically suspended and shall continue to be suspended until such time as all required payments are made.

13. The Respondent expressly waives his right to a contested case administrative hearing, the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the Office of Administrative Hearings, any further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement in a court of competent jurisdiction.

14. The Respondent acknowledges that he had the opportunity to consult with private counsel of the Respondent's choosing at the Respondent's expense to provide advice and counsel about the terms of this Consent Order and Settlement Agreement and the Respondent agrees and acknowledges that he enters this Consent Order knowingly, intelligently, voluntarily, and willingly having read this Consent Order in full and understood its terms.

15. The Respondent acknowledges and agrees that this Consent Order shall constitute the Commission's Final Order with respect to Case No. 171-RE-2025, and that the Commission may consider this Consent Order in connection with, and deciding, any subsequent action or proceeding before the Commission, and that this Consent Order, may, if relevant, be admitted into evidence in any matter before the Commission, its designee, and any court of competent jurisdiction.

BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 12th
DAY OF May, 2025 BY THE MARYLAND REAL ESTATE
COMMISSION:

ORDERED that the Respondent's has violated BOP §17-322(b)(3), (4), (25), and (33) as well as COMAR 09.11.02.01D, it is further,

ORDERED that based on the violations, the Respondent shall pay a civil penalty in the amount of \$1,000.00 within 30 days of the date of this Consent Order, and it is further

ORDERED that the Respondent shall pay the Complainant's the sum of \$94.04 within 30 days of the date of this Consent Order, and it is further

ORDERED that should the Respondent fail to pay the civil penalty of \$1000 and the Complainant's the sum of \$94.04 within 30 days of the date of this Consent Order, the Commission shall automatically suspend Respondent's real estate license registration number 05-630941, and any other real estate licenses that the Respondent holds; Respondent's real estate license(s) shall continue to be suspended until such time as Respondent has made all requirements payments, and it is further

ORDERED that the Respondent has expressly waived his right to a contested case administrative hearing, the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the Office of Administrative Hearings, any further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement in a court of competent jurisdiction, and it is further

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ORDERED that the Commission's records and publications reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: 

SCOTT LEDERER
EXECUTIVE DIRECTOR

AGREED:

QUINCY CHARLES, RESPONDENT

DATE

ORDERED that the Respondent has expressly waived his right to a contested case administrative hearing, the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the Office of Administrative Hearings, any further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement in a court of competent jurisdiction, and it is further

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ORDERED that the Commission's records and publications reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: _____
SCOTT LEDERER
EXECUTIVE DIRECTOR

AGREED:

 5-14-25
QUINCY CHARLES, RESPONDENT

DATE