

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE  
COMMISSION

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CASE NO. 518--RE-2024

VS.

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RICHARD RUPPERT  
SAMSON PROPERTIES  
6211 GREENLEIGH AVENUE  
MIDDLE RIVER, MARYLAND 21220  
LIC. REG. NO. 03-5434  
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 Ayeetin Azah ("Complainant"). Based on the complaint and the response thereto received from Respondent Real Estate Associate Broker Richard Ruppert, license registration number 03-5434, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. 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 Respondent is licensed as a real estate associate broker, license registration number 03-5434, and is currently affiliated under real estate brokerage, Samson Properties.
3. The Respondent was working for the Complainant as the listing agent for a rental property owned by the Complainant.
4. On February 4, 2023, the Respondent signed a lease agreement with a tenant for one year for the property located at 206 N. Port Street, Baltimore, Maryland 21224. The lease also included a partial month's rent for twenty four (24) days from 2/4/2023 to 2/28/2023.
5. The Respondent met with the tenant at the property on February 4, 2023 and collected the security deposit. The Respondent was to also collect the partial rent for the month of February, however, the tenant did not have the funds at that time and agreed to meet the

Respondent a few days later to pay the rent. The Respondent handed over the keys to the tenant on February 4, 2023

6. The Respondent never received the partial rent for the month of February and collected the rent for the month of March. No rent payments were received after March although the tenant made several payments to a portal set up by the Respondent to receive rent proceeds. All of the payments were returned for insufficient funds. The Respondent filed for eviction against the tenant on July 8, 2023. Due to the false payments made by the tenant, the eviction process was stalled until September, 2023.

7. The Claimant experienced a loss of rent proceeds as a result of the tenant failing to make the required rent payments.

8. The Respondent admits that by his acts and omissions described above he has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b)(25) which provides:

**§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:

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

9. The Respondent agrees to a Reprimand to be placed on his real estate license.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings ("OAH"), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

11. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of his own choosing at his own expense.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 518-RE-2024.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 17 DAY OF December, 2024 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that the Respondent's has violated BOP §§17-322(b) (25); and it is further,

**ORDERED** that the Respondent submits to a Reprimand on his license in accordance with paragraph 9 this Consent Order and Settlement Agreement; and it is further

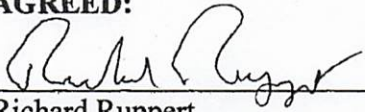
**ORDERED** that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: 

Scott Lederer, Executive Director

**AGREED:**

  
Richard Ruppert

12/3/24  
Date