

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE  
COMMISSION

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CASE NO. 314-RE-2023

V.

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Gregory Burns,

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 Laurie Ann Carpenter ("Complainant"). Based on the complaint and an investigation, the Commission issued a Statement of Charges and Order for Hearing against the Respondent, Gregory V. Burns, an associate real estate broker affiliated with Nitro Realty, license registration number 03-505844 ("Respondent") and referred the matter to the Office of Administrative Hearings ("OAH"). The OAH scheduled a hearing for February 7, 2024. To resolve this matter without a formal hearing, the Commission and the Respondent have agreed to enter into this Consent Order and Settlement Agreement to 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 licenses the Respondent as an associate real estate broker with Nitro Realty, license registration number 03-505844. In March 2021, the Respondent served as the branch office manager responsible for supervising the provision of real estate brokerage services by associate brokers and sales agents registered with a branch office of Nitro Realty including real estate salesperson Jasmine Deveraj ("Ms. Deveraj").
3. The Complainant, Laurie Ann Carpenter, listed her home, 624 Scott Street, Baltimore, Maryland ("property") for sale.
4. Ms. Deveraj, acting as a buyer's agent for the son of her husband's co-worker ("prospective buyer"), scheduled an appointment to show the property to the prospective buyer on March 31, 2021, between 6:00 pm and 6:30 pm.
5. Although the Commission does not license Ms. Deveraj's husband in any capacity, Ms. Deveraj provided the lockbox code for Ms. Carpenter's property to her husband.
6. On March 30, 2021 at approximately 6:00 pm (the day before the scheduled appointment), using the lockbox code Ms. Deveraj had provided to him, Ms. Deveraj's husband

entered Ms. Carpenter's property with the prospective buyer to show the prospective buyer the property.

7. Ms. Carpenter was in the property alone when Ms. Deveraj's husband and the prospective buyer entered the property.

8. The Respondent admits that as a branch office manager affiliated with Nitro Realty, he failed to exercise reasonable and adequate supervision over the provision of real estate brokerage services by Ms. Deveraj in violation of Md. Code Ann., Business Occupations and Professions Article, §17-320(d) and 17-322(b)(34), which provide:

**§17-320. Employment of and contractual arrangement with salespersons and associate brokers**

(d) *Supervision by branch office manager.* -- (1) A branch office manager as defined in §17-518(d) of this title, shall exercise reasonable and adequate supervision over the provision of real estate brokerage services by any sales agent or associate broker registered with that office.

**§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:

(34) Violates §17-320(d) of this subtitle by failing as a branch office manager to exercise reasonable and adequate supervision over the provision of real estate brokerage services by any salesperson or associate broker registered with that office.

9. The Respondent consents to the entry of an Order that he has violated BOP §17-320(d) and 17-322(b)(34), agrees to the imposition of a reprimand against his license, registration number, 03-505844, and agrees to pay a civil monetary penalty of one thousand dollars (\$1000) within sixty (60) days of the date of the entry of this Consent Order and Settlement Agreement. Should the Respondent fail to pay the civil monetary penalty of one thousand dollars (\$1000) within sixty (60) days of the entry of this Consent Order and Settlement Agreement, the Respondent agrees that the Respondent's real estate license registration number 03-505844, and any other real estate licenses that the Respondent holds, shall be automatically suspended, and shall continue to be suspended until such time as payment is made.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to an administrative hearing before the Office of Administrative Hearings, the making of Findings of Fact and Conclusions of Law by an Administrative Law Judge, all further proceedings before the Commission, and any rights to appeal from this Consent Order.

11. The Commission and the Respondent further agree that the Commission shall withdraw this matter from the Office of Administrative Hearings docket for settlement purposes pursuant to Code of Maryland Regulations 09.01.03.07.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 314-RE-2023.

**BASED ON THESE STIPULATIONS AND AGREEMENTS DESCRIBED ABOVE, IT IS THIS 2<sup>nd</sup> DAY OF February, 2024 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that as a branch office manager affiliated with Nitro Realty, the Respondent failed to exercise reasonable and adequate supervision over the provision of real estate brokerage services by real estate salesperson Jasmine Deveraj thereby violating Md. Code Ann., Business Occupations and Professions, §§17-320(d) and 17-322(b) (34), and it is further,

**ORDERED** that based on these violations, the Commission imposes a **REPRIMAND** against the Respondent's license registration number 03-505844, and it is further

**ORDERED** that based on these violations, the Commission imposes a civil penalty of one thousand dollars (\$1000) to be paid within sixty (60) days of the entry of this Consent Order and Settlement Agreement, and it is further

**ORDERED** that should the Respondent fail to pay the civil penalty of \$1000 within sixty (60) days of the entry of this Consent Order and Settlement Agreement the Respondent's real estate license registration number 03-505844 and any other real estate licenses that the Respondent holds shall be automatically suspended and shall continue to be suspended until such time as payment is made, and it is further

**ORDERED** that the Respondent has expressly waived the right to an administrative hearing before the Office of Administrative Hearings, the making of Findings of Fact and Conclusions of Law by an Administrative Law Judge, all further proceedings before the Commission, and any rights to appeal from this Consent Order, and it is further

**ORDERED** that the Commission's records and publications reflect the violation and penalties imposed on the Respondent.

**MARYLAND REAL ESTATE COMMISSION:  
SIGNATURE ON FILE**

By Raquel M. Meyers, Acting Executive Director

**AGREED  
SIGNATURE ON FILE**

Gregory V. Burns, Respondent

2/2/24  
Date

The Commission has received information regarding the activities of the [redacted] in the [redacted] area. It is noted that the [redacted] has been active in the [redacted] area and has been found to be in possession of [redacted] and [redacted].

It is further noted that the [redacted] has been found to be in possession of [redacted] and [redacted]. It is noted that the [redacted] has been active in the [redacted] area and has been found to be in possession of [redacted] and [redacted].

The Commission has received information regarding the activities of the [redacted] in the [redacted] area. It is noted that the [redacted] has been active in the [redacted] area and has been found to be in possession of [redacted] and [redacted].

It is further noted that the [redacted] has been found to be in possession of [redacted] and [redacted]. It is noted that the [redacted] has been active in the [redacted] area and has been found to be in possession of [redacted] and [redacted].

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RECOMMENDATION: THAT THIS MATTER BE REFERRED TO THE [redacted] FOR [redacted] AND [redacted].

SIGNATURE ON FILE

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