

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE *
COMMISSION *

CASE NO. 447-RE-2022

V.

STEFAN GREWE *
LIC. REG. NO. 01-75080 *
SABINE GREWE *
LIC. REG. NO. 05-582797 *
REALTY NETWORK INC *
1909 APPLEWOOD DRIVE *
HAGERSTOWN, MARYLAND 21740 *
RESPONDENT *

* * * * *

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Darryl Washington ("Complainant") against real estate broker Stefan Grewe, license registration no. 01-75080 and real estate salesperson Sabine Grewe, license registration no. 05-582797 (collectively "Respondents"), a Commission Panel determined administrative charges against the Respondents are warranted. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondents, the Commission and the Respondents 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 Respondents 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 Respondents.
2. The Commission licenses Respondent Stefan Grewe as a real estate broker, license registration no. 01-75080. The Commission licenses Respondent Sabine Grewe as a real estate salesperson, license registration no. 05-582797. Both Respondents are affiliated with Realty Network Inc.
3. The Respondents entered a property management agreement to lease and manage a residential rental property owned by Pete K. Obeng known as 2109 Ingraham Street, Hyattsville, Maryland 20782 ("property").
4. Although Mr. Obeng certified in writing to Respondents that he held the license required by Prince George's County to operate the property as a single-family residential property, he did not. Additionally, the management contract with Mr. Obeng required Mr. Obeng to maintain the required

license. The commission takes the position that further investigation to confirm the owner's written affirmation of the rental license should have been taken by the Respondents

Mr. Obeng has never held the license required by Prince George's County to operate the property as a single-family residential rental property. The Respondents knew or should have known that Prince George's County Code §13-181 requires a person to obtain a license before offering a residential property for rent.

5. Although Mr. Obeng did not hold the required license, the Respondents advertised the property for rent on Mr. Obeng's behalf.

6. On or about September 4, 2021, the Complainant entered a lease to rent the property from October 1, 2021 to September 30, 2022. The Respondents acted as the property owner's agent in the transaction. The Complainant paid to the Respondents the required security deposit of \$4798.00 plus the first month's pro-rated rent of \$2155.50.

7. On or about December 30, 2021 an inspector with the Prince George's County Department of Permitting, Inspections, and Enforcement Division conducted an inspection of the property, and pursuant to the Housing Code of Prince George's County, §13-113(b)(1) and (3), the inspector posted a notice on the basement door, declaring the basement as unfit for habitation as sleeping quarters since it was being used as a bedroom. The inspector informed the tenants that the basement did not have adequate windows for egress to be used as a bedroom. Only the basement was ordered to be vacated as sleeping quarters. Also on December 30, 2021, the Complainant filed a breach of lease action against Mr. Obeng and the Respondents in the District Court for Prince George's County and stopped paying rent. Notwithstanding, on or about January 6, 2022, the Respondents filed a failure to pay rent action in the District Court of Maryland for Prince George's County against the Complainant on behalf of Mr. Obeng. The Complainant and the Respondents entered a Settlement Agreement to resolve the aforementioned lawsuits.

8. The Respondents admit that by their acts and omissions described above they have violated Md. Code Ann., Bus. Occ. & Prof. §§17-322(b) (4), (19), and (33), as well as Code of Maryland Regulations ("COMAR") 09.11.02.01C and 09.11.02.01D, which provide:

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

(b) 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 have known and the relates to the property with which the licensee or applicant deals;

* * *

(19) advertises in any misleading or untruthful manner or violates §17-527.2 of this title;

* * *

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

* * *

(c)(1) Instead of or in addition to reprimanding a licensee or suspending or revoking a licensed under this section, the Commission may impose a penalty not exceeding \$5000 for each violation.

COMAR 09.11.02.01C Code of Ethics, Relation to the Public

The licensee shall protect the public against fraud, misrepresentation or unethical practices in the real estate field. The licensee shall endeavor to eliminate in the community any practices which could be damaging to the public or to the dignity and integrity of the real estate profession. The licensee shall assist the Commission charged with regulating the practices of brokers, associate brokers and salespersons in this State.

COMAR 09.11.02.01D

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.

9. The Respondents consent to the entry of an Order by the Commission that they have violated §§17-322(b) (4), (19), and (33), as well as COMAR 09.11.02.01C and 09.11.02.01D.

10. The Respondents agree they are required to abide by the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission's regulations in all real estate transactions.

11. The Respondent Stefan Grewe agrees to pay a civil penalty of \$2,000.00 for the violations within 30 days of the date of the entry of this Consent Order and Settlement Agreement. Should Respondent Stefan Grewe fail to pay the \$2000 civil penalty within thirty (30) days of the entry of this Consent Order and Settlement Agreement, he agrees that the Commission shall suspend his real estate broker license, registration no. 01-75080 until he pays the civil penalty in full.

12. The Respondent Sabine Grewe agrees to pay a civil penalty of \$2000 for the violations within 30 days of the date of the entry of this Consent Order and Settlement Agreement. Should Respondent Sabine Grewe fail to pay the \$2000 civil penalty within thirty (30) days of the entry of this Consent Order and Settlement Agreement, she agrees that the Commission shall suspend her real estate salespersons license, registration no. 05-582797 until she pays the civil penalty in full.

13. The Respondents agree that by entering into the Consent Order and Settlement Agreement they are expressly waiving their right to an administrative hearing 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.

14. The Respondents enter into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of their own choosing at their own expense.

15. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 447-RE-2022.

BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 28th DAY OF April, 2023 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the Respondents have violated §§17-322(b) (4), (19), and (33), as well as COMAR 09.11.02.01C and 09.11.02.01D; and it is further

ORDERED that the Respondent Stefan Grewe shall pay a civil penalty of \$2,000.00 for the violations within 30 days of the date of the entry of this Consent Order and Settlement Agreement. Should Respondent Stefan Grewe fail to pay the \$2000 civil penalty within thirty (30) days of the entry of this Consent Order and Settlement Agreement, the Commission shall suspend the Respondent Stefan Grewe's real estate broker license, registration no. 01-75080 until he pays the civil penalty in full; and it is further

ORDERED that the Respondent Sabine Grewe shall pay a civil penalty of \$2000 for the violations within 30 days of the date of the entry of this Consent Order and Settlement Agreement. Should Respondent Sabine Grewe fail to pay the \$2000 civil penalty within thirty (30) days of the entry of this Consent Order and Settlement Agreement, the Commission shall suspend her real estate salespersons license, registration no. 05-582797 until she pays the civil penalty in full; 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:

SIGNATURE ON FILE
By: _____
Michael L. Kasnic, Executive Director

AGREED
SIGNATURE ON FILE

Stefen Grewe, Respondent

04/18/23

Date

SIGNATURE ON FILE

Sabine Grewe, Respondent

04/18/23

Date