



North Dakota Real Estate Commission Disciplinary Actions

Disciplinary actions are taken after a formal hearing with an administrative law judge or a stipulation & settlement agreement between each licensee & NDREC. Stipulation & settlement agreements are neither an admission nor a denial of any violation. This report includes final disciplinary actions not yet reported as of August 16, 2017.

Publication date: August 15, 2019

Disciplinary actions

Licensee	Complaint #	Hearing or stipulation	Order date
Tasheena Greaves	2019-01 & 2018-16 combined	Stipulation	08.05.2019
Stipulation		Penalty	
Respondent's conduct may have violated NDCC 43-23-11.1(1) (e), (p), (v) & (w). Respondent did not deposit owed rent in her work as a property manager.		\$1,000 fine & \$950 investigation costs & owed rent of \$6,500 to 1 complainant & \$5,888 to another complainant. License inactive, eligible for activation only after 1 year & fines & payments made & NDREC determines sufficient rehabilitation.	

Licensee	Complaint #	Hearing or stipulation	Order date
Kerry Strom	2018-18	Stipulation	05.01.2019
Stipulation		Penalty	
Respondent's conduct may have violated NDCC 43-23-11.1(1) (p), (w) by not meeting the generally accepted standards of expertise, care or professional ability expected of real estate licensees; & may have violated NDCC 43-23-12.1(1) by possible breach of duty of disclosure, reasonable care, or diligence by not updating the special assessment information provided to the buyer.		\$300 fine & \$480 investigation costs paid within 30 days of Notice of Entry of Order, or an additional \$300 must be paid.	

Licensee	Complaint #	Hearing or stipulation	Order date
Cameron Tweten	2018-17	Stipulation	05.01.2019
Stipulation		Penalty	
Respondent's conduct may have violated NDCC 43-23-11.1(1) (p), (w) by not meeting the generally accepted standards of expertise, care or professional ability expected of real estate licensees. Respondent's conduct may have violated NDCC 43-23-12.1(1) by possible breach of duty of disclosure, reasonable care, or diligence by not updating the special assessment information available to the buyer.		\$300 fine & \$480 investigation costs paid within 30 days of Notice of Entry of Order, or an additional \$300 must be paid.	

Disciplinary actions

Licensee	Complaint #	Hearing or stipulation	Order date
Theresa Halvorson	2018-04	Stipulation	08.29.2018
Stipulation		Penalty	
<p>Respondent's conduct may have violated NDCC 43-23-05, which prohibits a person from acting as real estate broker or a salesperson, or advertise or assume to act as such, without a license.</p> <p>Respondent's conduct may have violated NDCC 43-23-11.1(1) (l), (p), (s), & (w); & NDAC 70-02-01-10 relating to payments to & actions of any unlicensed person. Evidence indicated people without a current license advertised as salespersons with respondent's brokerage.</p> <p>Respondent was the broker in charge.</p>		<p>\$1,500 fine & \$1,200 investigation costs paid within 30 days of Notice of Entry of Order, or an additional \$300 must be paid. Respondent must write a broker course on policy.</p>	

Licensee	Complaint #	Hearing or stipulation	Order date
James Huskey	2018-02	Stipulation	07.11.2018
Stipulation		Penalty	
<p>Respondent's conduct may have violated NDCC 43-23-11.1(1) (p) & (w) & 43-23-12.1(1) & NDAC 70-02-03-05.1 related to repeat findings of failure to consistently use & retain required written buyer representation agreements.</p>		<p>\$300 fine & \$360 in investigation costs to be paid within 30 days of Notice of Entry of Order, or an additional \$300 must be paid.</p>	

Licensee	Complaint #	Hearing or stipulation	Order date
Nancy Allen	2017-09	Stipulation	04.10.2018
Stipulation		Penalty	
<p>Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (e), (h), (p) & (w) & 43-23-14.1 & NDAC 70-02-03-05.1 & 70-02-01-15 relating to repeat findings of failure to: reconcile the trust account and liabilities, keep adequate trust account records, provide access to records for audit, & failure to obtain signed forms.</p>		<p>\$2,000 fine & \$1,100 for investigation & additional audit costs, to be paid according to schedule by October 31, 2018. License inactive for 1 year minimum, activated only if terms of order are met. Within 30 days of Notice of Entry of Order, respondent must provide verification that trust account funds returned to rightful owners & trust account is reconciled before trust account is closed. If any terms not met, respondent will pay additional \$500 fine. If license is reactivated, for 1 year after license reactivation, respondent will submit trust account ledgers monthly, & pay audit costs for this review.</p>	

Disciplinary actions

Licensee	Complaint #	Hearing or stipulation	Order date
Tamara Dronen	2017-08	Stipulation	12.29.2017
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (m), (p), (v), & (w) & NDAC 70-02-03-13 & 70-02-03-16. Respondent entered a seller's home for the stated purpose of showing the home, entered the home with no potential buyer with her and consumed the owner's alcohol.		Suspension of license for a minimum of 1 year beginning December 12, 2017 & until any probation or sentence received is completed if sentence or probation extends beyond 1 year. License reinstated if NDREC determines sufficient rehabilitation.	

Licensee	Complaint #	Hearing or stipulation	Order date
Kevin Torgerson	2017-06	Stipulation	10.31.2017
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (p), (u), & (w), NDCC 43-23-12.1(1) & NDAC 70-02-03-05.1 & 70-02-03-06. Complaint alleges that the respondent failed to promptly tender to the seller a signed written offer from a potential buyer. Respondent did not have a signed buyer's broker agreement in effect when he showed the buyer the property & drafted the purchase agreement.		letter of reprimand in licensee file	

Licensee	Complaint #	Hearing or stipulation	Order date
Theresa Halvorson	2017-06	Stipulation	10.31.2017
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (p), (u), & (w), NDCC 43-23-12.1(1) & NDAC 70-02-03-05.1 & 70-02-03-06. Complaint alleges that respondent was the active broker in charge for the brokerage with which Kevin Torgerson, the other respondent, was licensed at the time of alleged conduct. Mr. Torgerson failed to promptly tender to the seller a signed written offer from a potential buyer. Respondent did not have a signed buyer's broker agreement in effect when he showed the buyer the property & drafted the purchase agreement.		letter of reprimand in licensee file	

Disciplinary actions

Licensee	Complaint #	Hearing or stipulation	Order date
William Daniel	2015-16	Stipulation	12.11.2015
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (p) & (w) & NDAC 70-02-03-02.1(3) & (4) based on evidence of failure to follow the advertising rules by failing to display the contact information of the brokerage on advertisements.		\$300 fine & \$200 investigation costs	

Licensee	Complaint #	Hearing or stipulation	Order date
Kyle Holwagner	2015-16	Stipulation	12.11.2015
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (p) & (w) & NDAC 70-02-03-02.1(3) & (4) based on evidence of failure to follow the advertising rules by failing to display the contact information of the brokerage on advertisements.		\$300 fine & \$200 investigation costs	

Licensee	Complaint #	Hearing or stipulation	Order date
Nancy Allen	2015-15	Stipulation	02.19.2016
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (e), (p) & (w) & 43-23-14.1 & NDAC 70-02-01-15 based on evidence of repeat findings of failure to reconcile the trust account & liabilities.		\$1000 fine, \$280 investigation costs, & letter of reprimand in licensee file	

Licensee	Complaint #	Hearing or stipulation	Order date
Bradley Haugen	2015-14	Stipulation	02.19.2016
Stipulation		Penalty	
Respondent's conduct may have constituted violations of NDCC 43-23-11.1(1) (e), (p) & (w) & 43-23-14.1 & NDAC 70-02-01-15 based on evidence of repeat findings of failure to accurately track earnest money by individual account & failure to reconcile the trust account & liabilities.		\$300 fine & \$280 investigation costs to be paid within 30 days of Notice of Entry of Order, or an additional \$300 must be paid	