



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/84306332750?pwd=P5D8ki0tyjV90BaFoLgabmxSuoPxoJ.1>

Meeting ID: 843 0633 2750

Password: DCREC

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.” 3 DCMR § 10409.2

AGENDA April 8, 2025 10:00 A.M.

Board Members

Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson
Vacant, Chair
Vacant, Vice-Chair
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am
2. Attendance (Start of Public Session)
 - a. Board: Patrice, Elizabeth, Ed, Ericka, and Monique
 - b. Staff: Kathy, Brittney, Kevin, Leon, Jackie, and Stacey
 - c. Legal: Nicole, April, Jessica, and Jennifer
 - d. Public: Thy Pham, Kathleen Dartez, Lauren Sams, Branda Toledo, Kate Conquest
3. Comments from the Public
 - a. No comments
4. Minutes – Draft, March 11, 2025 (Monique and Ericka)
5. Recommendation – Education Committee Recommendations (Patrice and Monique)
6. Budget Update – none
7. Correspondence
8. Old Business
 - a. Travel updates – requests have to go through a waiver process within the mayors office, staff are not authorized to travel
 - b. Agency – ongoing
 - c. Legislative Update – ongoing
 - i. reminder of the Financial Disclosure filing, will be sent to your DCBC email on April 14



1. Workshop will be held on April 25th with guest presenters
 2. March 21, 2025 the Pet law went into effect for security deposit and monthly fees for housing pets in the apartments, ESA pets are exempt from deposit and fee requirements
- d. Career Day Report – Ed and Mr. Lewis attended the Career Day at the Sawyer ES and spoke to 2nd grades

9. New Business

- a. Property Manager Requirements – Antonio Yaquian-Luna and Katie Bergfeld

10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Patrice and Elizabeth at 10:55 – 11:55)

11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (Elizabeth and Monique)
 - ii. Technical Applications (Elizabeth and Ericka - REO) (Elizabeth and Patrice – Individual)
- b. Legal Recommendations for complaints and Legal Matters
 - i. (Elizabeth and Patrice)

12. Adjourn (Elizabeth and Monique 12:07)

Next Scheduled Regular Meeting, Tuesday, May 13, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: (301) 715-8592

Access code: 82188020934#

ZOOM Link:

<https://dc-gov.zoom.us/j/82188020934>

This meeting will be held virtually

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov." 3 DCMR § 10409.2

AGENDA December 10, 2024 10:00 A.M.

Board Members

Frank Pietranton, Chair
Joseph Borger, Vice-Chair
Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson

1. Call to Order – 10:00 am
2. Attendance (Start of Public Session)
3. Comments from the Public
4. Minutes – Draft, November 12, 2024
5. Recommendation – Education Committee Recommendations
6. Budget Update
7. Correspondence
8. Old Business
 - a. Agency – Ongoing
 - b. Legislative / Rulemaking – Ongoing
 - c. ARELLO Activities
9. New Business
10. Executive Session {Closed to the Public} – to consult with an attorney under D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report.
11. Recommendations
 - a. Applications for Licensure
 - i. Administratively Approved Applications
 - ii. Technical Applications
 - b. Legal Recommendations for Complaints and Legal Matters
12. Adjourn

Next Scheduled Regular Meeting, Tuesday, January 14, 2025; via ZOOM Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/85857332126?pwd=rRxf2fhvyHaROmIrbyGDqh5lV8R7pW.1>

Meeting ID: 858 5733 2126

Password: DCREC

Due to COVID-19 Pandemic this meeting will be held virtually

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov." 3 DCMR § 10409.2

AGENDA December 9, 2025 10:00 A.M.

Board Members

Edward Downs, Chair
Elizabeth Blakeslee, Vice Chair
Monique Owens
Ericka Black
Patrice Richardson
Vacant, Attorney
Vacant, Broker
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am (10:06)
2. Attendance (Start of Public Session)
3. Comments from the Public
4. Minutes – Draft, November 18, 2025 (Patrice and Elizabeth)
5. Recommendation – Education Committee Recommendations (Patrice and Ericka)
6. Budget Update – none
7. Correspondence – none
8. Old Business
 - a. Agency – ongoing
 - b. Legislative Update – ongoing
9. New Business
 - a. ARELLO upcoming conference
 - i. Legislative Exchange – March 2026 Charles, SC – legal staff
 - ii. ARELLO Mid-Year Meeting
 - iii. ARELLO Annual Conference and Commissioner College – valuable for onboarding commissioners
 - iv. ARELLO Regulatory Investigator Seminar
 - b. Chairman Downs ending term with the ARELLO Board of Directors
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Patrice and Elizabeth) (Ericka and Elizabeth at 12:12pm)



11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (Elizabeth and Ericka)
 - ii. Technical Applications
- b. Legal Recommendations for complaints and Legal Matters

12. Adjourn (Patrice and Ericka at 12:32pm)

Next Scheduled Regular Meeting, Tuesday, January 13, 2026; via Zoom Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc.gov.zoom.us/j/82657459235?pwd=bj4dlaiXSa3lrX0tAbrGeFDzIW7XSZ.1>

Meeting ID: 826 5745 9235

Password: DCREC

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

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Board Members

Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson
Vacant, Chair
Vacant, Vice-Chair
Vacant, Property Manager
Vacant, Salesperson

AGENDA February 11, 2025 10:00 A.M.

1. Call to Order – 10:00 am 10:03
2. Attendance (Start of Public Session)
 - a. Public members: Barbara Owens, Brett Cory, RJ Gallegos, Bernice Brown, Robert Simpson, Lauren Sams, Kate Conquest, and Kimberly Brown
3. Comments from the Public
4. Minutes – Draft, January 14, 2025 (Elizabeth and Ericka)
5. Recommendation – Education Committee Recommendations
6. Budget Update
7. Correspondence
8. Old Business
 - a. Agency - ongoing
 - b. Legislative/Rulemaking - ongoing
 - i. Sellers Disclosure Form – a draft will be ready by March
 - ii. Councilman McDuffey reintroduced his Clean Hands bill – it will exempt the clean hands requirements for business license – all markups are due by February 18
 - c. Performance Oversight Hearing Report
9. New Business
 - a. Establishment of Subcommittee - Legislation/Rulemaking Reviews
 - i. Elizabeth, Ed, Patrice (Patrice and Ericka)



- b. Review of Property Management Examination
 - i. Meeting on 2/13/2025 with Sam Henderson, Frank and Monique and representatives from PSI
 - c. July 24-25, 2025 required courses will be offered at MLK library, along with the Fair Housing Instructor Development Workshop
 - d. ARELLO will hold an Investigator Seminar – send 2 investigators to seminar (Elizabeth and Ericka)
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Monique and Patrice 10:43 – 11:55)
11. Recommendations
- a. Applications for Licensure
 - i. Administratively Approved Applications (Patrice and Monique)
 - ii. Technical Applications (Patrice and Elizabeth)
 - b. Legal Recommendations for complaints and Legal Matters
 - i. Complaints (Patrice and Elizabeth)
12. Adjourn (Patrice and Monique at 12:05)

Next Scheduled Regular Meeting, Tuesday, March 11, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/84599826217?pwd=ojOSjQjeh7vD1WgaMttf9fZx0ACeap.1>

Meeting ID: 845 9982 6217

Password: DCREC

Due to COVID-19 Pandemic this meeting will be held virtually

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AGENDA January 14, 2025 10:00 A.M.

Board Members

Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson
Vacant, Chair
Vacant, Vice-Chair
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am (10:07am)
2. Attendance (Start of Public Session)
3. Vote for Chair and Vice-Chair
 - a. Nominate – Edward Downs (Elizabeth and Patrice) chair
 - b. Nominate – Elizabeth Blakeslee (Patrice and Ericka) vice-chair
4. Comments from the Public
5. Minutes – Draft, December 10, 2024 (Elizabeth and Monique)
6. Recommendation – Education Committee Recommendations (Elizabeth and Monique)
7. Budget Update
8. Correspondence
 - a. Renewal announcements were sent out in December; currently in the renewal period for PM, BR and REO
 - b. Performance Oversight Hearing – January 30, 2025
9. Old Business
 - a. Agency - ongoing
 - b. Legislative/Rulemaking - ongoing
 - c. Attendees for ARELLO 2025 Mid-Year Meeting
 - i. All participants will send email and hotel reserves to Stacey. Encouraged to join a committee with ARELLO



10. New Business

- a. Report of ARELLO 2025 Leadership Symposium

11. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Elizabeth and Ericka)

12. Recommendations

- a. Applications for Licensure

- i. Administratively Approved Applications (Patrice and Ericka)
- ii. Technical Applications
 - 1. Patrice and Ericka
 - 2. Patrice and Ericka
 - 3. Patrice and Ericka
 - 4. Patrice and Ericka
 - 5. Patrice and Ericka
 - 6. Patrice and Ericka
 - 7. Patrice and Ericka

- b. Legal Recommendations for complaints and Legal Matters

- i. Dismiss (Patrice and Ericka)
- ii. Maria Reddick (Patrice and Ericka)

13. Adjourn (Ericka and Patrice at 1:40pm)

Next Scheduled Regular Meeting, Tuesday, February 11, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/89628473569?pwd=cblAQHtdVPaJKao3IUO82gLqLkbe0.1>

Meeting ID: 896 2847 3569

Password: DCREC

Due to COVID-19 Pandemic this meeting will be held virtually

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov." 3 DCMR § 10409.2

AGENDA July 8, 2025 10:00 A.M.

Board Members

Edward Downs, Chair
Elizabeth Blakeslee, Vice Chair
Monique Owens
Ericka Black
Patrice Richardson
Vacant, Attorney
Vacant, Broker
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am 10:02am
2. Attendance (Start of Public Session)
 - a. Board: Elizabeth, Patrice, Ericka, Ed, Monique
 - b. Staff: Leon, Stacey, Terry, Kevin, Demetrius, Nicole, April, Jessica, Shakira, Jackie
 - c. Public: Marcelle Dasilva, Tammika Waddy, Virginia Gergoff, Walker Rishon, Brenda Toledo, Carmie Elmore, Skyler Showell, Nefretiti Makenta, Michele Yates, Nichol Andler, Maria Escamilla, Yemi Adewunmi, Kathleen Dartez
3. Comments from the Public
 - a. Marcelle Dasilva – exam approval outside the 6 months; will discuss during exec session
 - b. Brenda Toledo – when are SP renewal notices were sent to licensees and the renewal CE courses
 - c. Carmie Elmore, Skyler Showell, and Walker Rishon – complaint status
 - d. Michele Yates, Nichol Andler, Virginia Gergoff, Yemi Adewunmi, Kathleen Dartez – observing
 - e. Tammika Waddy – tech app status
 - f. Maria Escamilla – complaint status
 - g. Nefretiti Makenta – provide information regarding a complaint that is with CPU
4. Minutes – Draft, June 10, 2025 (Patrice and Monique)
5. Recommendation – Education Committee Recommendations (Elizabeth and Patrice)
6. Budget Update
 - a. Commission was provided with the itemized list of expenditures and revenue from/to the budget



7. Correspondence
8. Old Business
 - a. Agency – ongoing
 - i. None
 - b. Legislative Update – ongoing
 - i. RE Disclosure rulemaking – with the attorney general for review
 - ii. Budget update – mayor has proposed a budget change on the guaranty fund becoming a relapsing fund – first meeting will be July 14th
 - c. Renewal status update – renewal notices have been sent out in June, and another notice will be sent out in July and August
 - d. CE Course Offerings at MLK Library – all 6 courses are available for licensees to sign up on July 24th and 25th
9. New Business
 - a. OPL Career Day – July 28th, at DLCP, 10am – 2pm
 - i. 15-20 summer youth students
 - ii. Jackie will contact commission members on time slots
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Patrice and Elizabeth at 11:09-)
11. Recommendations
 - a. Applications for Licensure
 - i. Administratively Approved Applications (Elizabeth and Ericka)
 - ii. Technical Applications
 1. Elizabeth and Ericka
 2. Eliabeth and Patrice
 - b. Legal Recommendations for complaints and Legal Matters
 - i. Elizabeth and Patrice
12. Adjourn (Ericka and Patrice 1:16)

Next Scheduled Regular Meeting, Tuesday, September 9, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/88207652064>

Meeting ID: 882 0765 2064

Password: DCREC

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

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AGENDA June 10, 2025 10:00 A.M.

Board Members

Edward Downs, Chair
Elizabeth Blakeslee, Vice Chair
Monique Owens
Ericka Black
Patrice Richardson
Vacant, Attorney
Vacant, Broker
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am 10:10am
2. Attendance (Start of Public Session)
 - a. Elizabeth, Patrice, Ericka, Ed, Monique
 - b. Mr. Lewis, Stacey, Terry, Shakira, Kevin, Demetrius, Jackie
 - c. April, Jessica, Nicole, Jennifer, Augustin Villadares
 - d. Public: Clint Kohler, Elmira Jones, RJ Gallegos, Ashley Keen, Stacy Pace, Devon Walker, Bernice Brown, Joan Lelma, Lauren Sams, Thy Pham, Tenensia Stanley, Tammika Waddy, Skylar Showell, Mamie Preston
3. Comments from the Public
4. Minutes – Draft, April 8, 2025 (Ericka and Monique)
5. Recommendation – Education Committee Recommendations (Patrice and Ericka)
6. Budget Update
 - a. Commissioner would like an itemized budget report
7. Correspondence – none
8. Old Business
 - a. Agency – ongoing – none



- b. Legislative Update – ongoing
- c. Renewal status update
 - i. Renewal for PM, BR, IB and REO has ended and entered into reinstatement period
 - ii. Renewal notices have been drafted and sent to comms for distribution
- d. Historic Preservation Seminar Report – DLCP staff and Ericka attended the seminar, Ms. Black introduced the 201 session. Session included the historic development of DC neighbors, Zachary Burch talked about architectural styles. Hosted the seminar with the DC Board of Appraisers
- e. The additional 4 commission members are in the pipeline with the MOTA office to be sworn in and appointed by the mayor between July and August

9. New Business

- a. See about travel for the Annual Conference for new commission members

10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Elizabeth and Patrice @ 10:54 – 12:06 Patrice and Elizabeth)

11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (May and June – Ericka and Monique)
 - ii. Technical Applications
 - Thy pham – Patrice and Elizabeth,
 - Ralph Johnson – Patrice and Ericka
 - Beverly Goodwin – Patrice and Elizabeth,
 - Sawyer – Patrice and Ericka,
 - Ashley Keen – Patrice and Ericka,
 - Chermine Coleman – Patrice and Ericka,
 - thirty-three llc – patrice and ericka,
 - June – Grace – Patrice and Ericka,
 - Tanya Ducketts – Patrice and Ericka
- b. Legal Recommendations for complaints and Legal Matters
 - i. Seller disclosure – Elizabeth and Ericka

12. Adjourn (Patrice and Ericka at 12:21pm)

Next Scheduled Regular Meeting, Tuesday, July 8, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc.gov.zoom.us/j/82574074018?pwd=ebn9uMUK7RuOliOLftVAl9qjHnJtsp.1>

Meeting ID: 825 7407 4018

Password: DCREC

Due to COVID-19 Pandemic this meeting will be held virtually

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.” 3 DCMR § 10409.2

AGENDA March 11, 2025 10:00 A.M.

Board Members

Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson
Vacant, Chair
Vacant, Vice-Chair
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am 10:09
2. Attendance (Start of Public Session)
 - a. Board – Elizabeth, Ed, Ericka, Monique and Patrice
 - b. Staff – Leon, Terry, Kevin, Nicole B, Brittney, Jennifer, Kathy, Shakira, Demetrius
 - c. Public – Bernice Brown, David Patterson, Elmira Jones, Todd Malamut, Barry Lieberman, Tom Schatz, Kate Conquest, Lauren Sams
3. Comments from the Public
4. Minutes – Draft, February 11, 2025 (Elizabeth and Patrice)
5. Recommendation – Education Committee Recommendations (Elizabeth and Monique)
6. Budget Update – none
7. Correspondence
 - a. Financial Disclosure Statement – notified by April 15 and due May 15, all commission members are required to submit
8. Old Business
 - a. Vote for legal committee – hold off until notice
 - b. Report – property management exam review
 - i. Met on 2/13 and 2/20 with PSI to review questions, added more commercial questions



- ii. Will be reviewing BR and SP exams later this year
- c. Renewal Update – Mr. Lewis provided the number of licensees that have renewed, another notice will be sent out to licensees to remind them to renew
 - i. Renewal for SP will begin in June
- d. Winter 2025 Newsletter Publication
 - i. Sent out to licensees last week
 - ii. Another newsletter will be sent out in June
- e. Legislative/Rulemaking Committee Meeting availability – will send another email to schedule availability
- f. Legislative Update – LAMP bill is reintroduced on 2/27/2025 and reviewed for any markups; Affordable housing act was introduced Rebalancing Expectation for Neighbors, Tenants, and Landlord (RENTAL) on 3/3/2025 to council
- g. Vacancies on the commission – anyone interested should contact MOTA
- h. Agency Update - ongoing

9. New Business

- a. Historic Preservation – May 16, 2025
 - i. Speaker to introduce seminar – Elizabeth
 - ii. Held at MLK Library
- b. ARELLO Activities
 - i. Mid-Year Meeting – April 14-16, 2025
 - ii. ARELLO Foundation Meeting – coming up with fundraiser activities
 - iii. ARELLO Fair Housing Committee
 - iv. Commissioners College held at the Annual Conference – commissioners are encouraged to attend
 - v. Law and Regulation Committee

10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Elizabeth and Monique) 11:20-12:24

11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (Patrice and Monique)
 - ii. Technical Applications (Patrice and Elizabeth)
 - 1. Matthew Real Estate (Patrice and Elizabeth)
 - 2. Renewal apps (Patrice and Monique)
 - 3. Chemine Coleman (Patrice and Ericka)
- b. Legal Recommendations for complaints and Legal Matters
 - i. Gail Milazzo (Patrice and Elizabeth)
 - ii. NRT Mid-Atlantic LLC (Patrice and Monique – Ericka abstaining)

12. Adjourn 12:35 (Elizabeth and Ericka)

Next Scheduled Regular Meeting, Tuesday, April 8, 2025; via Webex Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 1- 646-931-3860

Meeting ID: 835 0660 5402 Passcode: 615309

ZOOM Link: <https://dc-gov.zoom.us/j/83506605402?pwd=ZW70QIZd5SHP1QIXcuquQ3YkwbiVWb.1>

***** This meeting will be held virtually*****

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.” 3 DCMR § 10409.2

AGENDA November 12, 2024 10:00 A.M.

Board Members

Frank Pietranton, Chair
Joseph Borger, Vice-Chair
Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Patrice Richardson

1. Call to Order – 10:00 am
2. Attendance (Start of Public Session)
3. Comments from the Public
4. Minutes – Draft, October 8, 2024
5. Recommendation – Education Committee Recommendations
6. Budget Update
7. Correspondence
8. Old Business
9. New Business
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report.
11. Recommendations
 - a. Applications for Licensure
 - i. Administratively Approved Applications
 - ii. Technical Applications
 - b. Legal Recommendations for Complaints and Legal Matters
12. Adjourn

Next Scheduled Regular Meeting, Tuesday, December 10, 2024; via ZOOM Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/83093498387?pwd=rznieOIdSSuozploJQ7nAzj1d8voSa.1>

Meeting ID: 830 9349 8387

Password: DCREC

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.” 3 DCMR § 10409.2

AGENDA November 18, 2025 10:00 A.M.

Board Members

Edward Downs, Chair
Elizabeth Blakeslee, Vice Chair
Monique Owens
Ericka Black
Patrice Richardson
Vacant, Attorney
Vacant, Broker
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am 10:10am
2. Attendance (Start of Public Session)
3. Comments from the Public
4. Minutes – Draft, September 9, 2025 (Elizabeth and Patrice)
5. Recommendation – Education Committee Recommendations (Ericka and Patrice)
 - a. USPAP course will be on December 12 at DLCP office for appraiser
 - b. Kathy Thomas will be working on the newsletter
6. Budget Update
7. Correspondence
8. Old Business
 - a. Agency – ongoing
 - b. Legislative Update – ongoing
 - i. Seller Disclosure Statement proposed rulemaking
 - ii. Performance Oversight hearing preparations will begin in December
9. New Business
 - a. Approve 2026 tentative meeting dates (Patrice and Ericka)
 - b. ARELLO Legislative Exchange conference – March 10th for legal staff to attend
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Monique and Patrice @ 11:12am 1:41pm)



11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (Ericka and Elizabeth)
 - ii. Technical Applications (Ericka and Monique)
- b. Legal Recommendations for complaints and Legal Matters (Monique and Patrice)

12. Adjourn (Elizabeth and Patrice at 1:48pm)

Next Scheduled Regular Meeting, Tuesday, December 9, 2025; via Zoom Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 1-650-479-3208

Access code: 2305 532 5345

Password: DCREC (32732 when dialing from a phone or video system)

WebEx Link:

<https://dcnet.webex.com/dcnet/j.php?MTID=me4028451c6d556d8b1435630857f0220>

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

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AGENDA October 8, 2024 10:00 A.M.

Board Members

Frank Pietranton, Chair
Ulani Gulstone, Vice-Chair
Edward Downs
Monique Owens
Elizabeth Blakeslee
Ericka Black
Joseph Berger
Patrice Richardson
Ramona Barber

1. Call to Order – 10:00 am
2. Attendance (Start of Public Session)
3. Comments from the Public
4. Minutes – Draft, September 10, 2024
5. Recommendation – Education Committee Recommendations
6. Budget Update
7. Correspondence
8. Old Business
 - a. Agency - ongoing
 - b. Testimonies – Ericka Black and Edward Downs
 - c. Legislative/Rulemaking - ongoing
 - i. Update – Vote on Property Management Study Guide and examination
 - d. Report of ARELLO 2024 Annual Conference
9. New Business
10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report.
11. Recommendations



- a. Applications for Licensure
 - i. Administratively Approved Applications
 - ii. Technical Applications
- b. Legal Recommendations for complaints and Legal Matters

12. Adjourn

Next Scheduled Regular Meeting, Tuesday, November 12, 2024; via Webex Conferencing

Databases maintained by agency [Current FY]

Real Estate
Commission

Database name	Detailed description of information within database	Date of database establishment	Date of most recent database upgrade
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N/A

**Date of planned
upgrade (if
applicable)**

**Is the database
public? (Y/N)**

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accessible,
where can it be
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Occupational and Professional Licensing

District of Columbia Real Estate Commission

Call: 301-715-8592

ZOOM Link: <https://dc-gov.zoom.us/j/82476333662?pwd=pJvsbDaUSS0Gb4kw0UWaOtCMb8YBvG.1>

Meeting ID: 824 7633 3662

Password: DCREC

*****Due to COVID-19 Pandemic this meeting will be held virtually*****

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov.” 3 DCMR § 10409.2

AGENDA September 9, 2025 10:00 A.M.

Board Members

Edward Downs, Chair
Elizabeth Blakeslee, Vice Chair
Monique Owens
Ericka Black
Patrice Richardson
Vacant, Attorney
Vacant, Broker
Vacant, Property Manager
Vacant, Salesperson

1. Call to Order – 10:00 am 10:09am
2. Attendance (Start of Public Session)
 - a. Elizabeth, Monique, Ed, Ericka, Patrice
 - b. Kevin, Kathy, Nicole, Terry, Stephanie, Jessica, Leon, Stacey
 - c. Nefertiti, Brandon Lewis, Lauren Sams, Shawn Hilgendorf, Malik Edwards, John Gill, Kathleen Darte, Michael Sims, Damian Howard, Elmira Jones, JC Hooker, Merry Gebretsadik, LaShawn Deal, Bonnie Pinder
3. Comments from the Public
4. Minutes – Draft, July 8, 2025 (Ericka and Patrice)
5. Recommendation – Education Committee Recommendations (Ericka and Monique)
 - a. We are updating the property management exam bank
6. Budget Update
7. Correspondence
 - a. Office of the Tenant Advocate’s Tenant Summit 2025
8. Old Business
 - a. Agency – ongoing
 - b. Legislative Update – ongoing
 - i. Seller Disclosure form has been approved for publication



9. New Business

10. Executive Session {Closed to the Public} – to consult with an attorney pursuant to D.C. Official Code § 2-575(b) (4) (A); D.C. Official Code § 2-575(b) (9) to discuss complaints/legal matters, applications, and legal counsel report. (Elizabeth and Patrice at 10:40am – 1:04pm) (Ericka and Monique at 1:12pm-Patrice and Ericka 1:24pm)

11. Recommendations

- a. Applications for Licensure
 - i. Administratively Approved Applications (Elizabeth and Patrice)
 - ii. Technical Applications
- b. Legal Recommendations for complaints and Legal Matters

12. Adjourn (Patrice and Elizabeth 1:32pm)

Next Scheduled Regular Meeting, Tuesday, October 14, 2025; via Zoom Conferencing



Occupational and Professional Licensing

District of Columbia Real Estate Commission

April 8, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, April 8, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:04 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist. Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Nicole Bramstedt, Legislative Affairs Specialist, April Randall, Legislative Director

Legal Counsel: Jessica Rice and Jennifer Durden, Attorneys, Office of the General Counsel

Public Members: Thy Pham, Kathleen Dartez, Lauren Sams, Branda Toledo, Kate Conquest

Agenda Item: Comments from the Public

Thy Pham – wanted to check the status of the application – It was discussed during executive session.

Agenda Item: Executive Session

At approximately 10:55 am, the following motion was made:

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:



Complaints and technical applications.

The public session of the meeting was resumed at 11:55 am.

Agenda Item: Draft Minutes, March 11, 2025

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted unanimously to approve the draft minutes dated March 11, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the April 8, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the April 8, 2025, minutes.

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to the following Real Estate Organizations:

1. TARA PROPERTIES LLC

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to the following Real Estate individuals:

1. Tammika Waddy
2. Roderick Davis
3. Arielle Clements

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted to defer the following complaints to the May 13, 2025 meeting:

1. Tajrina Hai vs Penelope Frissell
2. Arielle Gormes vs Kady Group, Inc
3. Jennifer Reeves vs Lisa Myers
4. Mamie Preston vs Hanna Negussie
5. Vincent June vs Steven Swank
6. Ivor Urek vs EJP Real Estate Services, Inc
7. Camille Lakhani vs Alexandra Arnold
8. Sheryl Barnes

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of April 8, 2025, minutes.

Agenda Item: Budget Update

None.



Agenda Item: Correspondence

None.

Agenda Item: Old Business

Agency relationships – ongoing.

The commission was notified of the travel updates for staff and commission members. Staff members are not authorized to travel. Commission members are required to go through a waiver process when travel requests are submitted.

Legislative Updates:

1. Commission members were reminded that the Financial Disclosure Statement filings will be sent to their DCBC emails starting April 14, 2025. The deadline for submission is May 15, 2025
 - a. A workshop will be held on April 25, 2025 to go over how to complete the FDS form and guest speaker from BEGA
2. On March 21, 2025 the Pet law went into effect for security deposit and monthly fees for housing pets in the apartments, ESA pets are exempt from deposit and fee requirements.

Chairman Edward Downs and Leon Lewis attended Career Day at Sawyer Elementary School and spoke to 2nd graders about life in real estate.

Agenda Item: New Business

Antonio Yaquian-Luna and Katie Bergfeld from Department of Energy & Environment (DOEE) attended the meeting to discuss their Building Energy Performance Standards (BEPS) program and how it can help property managers become aware of the upcoming compliance requirements and the technical assistance resources that DOEE can offer.

Agenda Item: Next Meeting

The next scheduled regular meeting is May 13, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:07 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: April 8, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

December 10, 2024

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, December 10, 2024, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:11 am, and attendance was taken.

Attendance

Board Members Present: Frank Pietranton, Elizabeth Blakeslee, Patrice Richardson, Edward Downs, Monique Owens, Joseph Borger

Staff: Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Occupational and Professional Licensing; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Justin Orrison, Attorney, Jessica Rice, Attorney, Office of the General Counsel

Public Members: Kimberly Henderson
Brandon Lewis, Office of the Open Government
Brenda Toledo
Chemine Coleman
Fariba
Lauren Sams
RJ Gallegos, Instructor of Record for the State
Anthony Scerbo

Agenda Item: Comments from the Public

None.



Agenda Item: Executive Session

At approximately 10:55am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:00pm

Agenda Item: Draft Minutes, November 12, 2024

- Upon motion duly made by Mr. Downs and properly seconded by Ms. Ricardson, the Commission voted unanimously to approve the draft minutes dated November 12, 2024.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the December 10, 2024, Application List administratively approved by OPL staff, attached hereto and made a part of the December 10, 2024, minutes.

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to issue an amended consent order, reducing the initial fine to \$1250 in the matter of Chance Harris

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to issue an amended consent order, reducing the initial fine to \$1000, in the matter of Chemine Coleman

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to defer the consent order in the matter of Kimberly Henderson, pending a letter from the licensee's previous broker

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to issue a consent order, including a fine of \$2500, in the matter of Lloyd & Associates Real Estate Group LLC



Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee the Commission voted unanimously to approve the application for Joseph Martin via reciprocity.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to issue a consent order, including a fine of \$2500, regarding the reinstatement application of Brett Cory.

Agenda Item: Education Committee Report

Upon motion duly made by Mr. Borger and properly seconded by Ms. Owens, the Commission voted unanimously to approve the attached education report for December 10, 2024.

Agenda Item: Budget Update

Program Manager, Leon Lewis, provided an update on the Real Estate Guaranty and Education Fund.

Agenda Item: Correspondence

None.

Agenda Item: Old Business

Program Manager, Leon Lewis, provided an update that no changes have been made since the NAR settlement.

Legislative Affairs Specialist, Nicole Bramstedt, advised the Commission of the upcoming Performance Oversight Hearing with Councilman White.

Agenda Item: New Business

Board Member, Ed Downs, informed the board that he has been reappointed to the ARELLO board and co-chair to one of the ARELLO committees.

Program Manager, Leon Lewis, informed the board that the renewals for Real Estate Brokers, Property Managers, and Real Estate Organizations will be open before the end of the week, and will be open through February 28, 2025. Licensees will have a two-month late filing period.

Agenda Item: Next Meeting

The next scheduled regular meeting is January 14, 2025, via Zoom.



Agenda Item: Adjournment

Upon motion duly made by Mr. Borger and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 12:15pm.

Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: January 14, 2025

Recorder/transcriber: Brittney Cheshier



Occupational and Professional Licensing

District of Columbia Real Estate Commission

February 11, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, February 11, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:03 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Administrator, OPL; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Terry Bryant, Program Support Specialist Occupational and Professional Licensing Division t; Demetrius Norman, Chief Customer Experience Officer – Office of the Director; Occupational and Professional Licensing; Nicole Bramstedt and April Randall, Legislative Affairs Specialist

Legal Counsel: Jessica Rice and Jennifer Durden, Attorneys, Office of the General Counsel

Public Members: Barbara Owens, Brett Cory, RJ Gallegos, Bernice Brown, Robert Simpson Lauren Sams, Kate Conquest, and Kimberly Brown

Agenda Item: Comments from the Public

Brett Cory – Mr. Cory wanted to check the status of his application – It was discussed during executive session

Agenda Item: Executive Session

At approximately 10:43 am, the following motion was made:

Upon a motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of



counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 11:15 am.

Agenda Item: Draft Minutes, January 14, 2025

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to approve the draft minutes dated January 14, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted unanimously to approve the February 11, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the February 11, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted on the following legal recommendations:

1. Amend the disciplinary action taken against property manager reinstatement applicant Brett Cory in the January 14, 2025, commission meeting to lower the civil fine from \$2500 to \$1250.
2. Amend the disciplinary action taken against real estate organization reinstatement applicant Terra Firma Real Estate LLC in the January 14, 2025, commission meeting to lower the civil fine from \$2500 to \$1250.
3. Defer the following applications:
 - a. Real estate organization reinstatement application for Amplus Real Estate Investment LLC
 - b. Real estate organization new application for Reeve Real Estate LLC
 - c. Real estate broker renewal application for Stephen Carvelli
 - d. Real estate organization new application for Matthews Real Estate Investment Services, Inc
 - e. Real estate organization reinstatement application for Great American Real Estate LLC
 - f. Independent Broker reciprocity application for Brian Coester
 - g. Real estate organization reinstatement application for C Three Inc

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve the following complaints recommendations made during the executive session:

1. In the matter of John Cheek vs. Lawrence Tyler – refer to consumer protection unit
2. In the matter of Maria Esquivel vs. Rita Hardy – refer to consumer protection unit

Agenda Item: Education Committee Report

None.



Agenda Item: Budget Update

The Commission was provided with the budget information for the Real Estate Guaranty and Education Fund for fiscal year 2025 which is \$1,173,402.

Agenda Item: Correspondence

The Commission members that are planning to attend the ARELLO Mid-Year Meeting must submit their hotel reservation as soon as possible.

Agenda Item: Old Business

Agency relationships – ongoing.

Councilman McDuffey reintroduced the Clean Hands bill which will exempt the clean hands requirements for business please check for business licenses occupational and professional licenses – all markups are due by February 18, 2025

On January 30, 2025, chairperson Edward Downs provided his testimony to the Committee on Housing chaired by Councilman Robert White during the Performance Oversight Hearing, which was conducted virtually. The hearing was to provide Councilman White an update on all the activities the Commission has performed and conducted from fiscal year 2024 to the present.

Agenda Item: New Business

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve the establishment of a Legislative/Rulemaking subcommittee which will consist of commission members, Edward Downs, Elizabeth Blakeslee and Patrice Richardson.

On February 13, 2025 DLCP staff, Samuel Henderson, Frank Pietranton and Monique Owens are scheduled to meet with PSI to conduct a review of the property management exam bank of questions. .

On July 24-25, 2025 all required core courses and the Fair Housing Instructor Development Workshop will be offered at Martin Luther King Jr Library.

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted to approve two investigators from the Consumer Protection Unit to attend the ARELLO Investigator Seminar on July 15-17, 2025.

Agenda Item: Next Meeting

The next scheduled regular meeting is March 11, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:05 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: March 11, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

January 14, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, January 14, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:07 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Administrator, OPL; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Occupational and Professional Licensing; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice and Justin Orrison, Attorney, Office of the General Counsel

Public Members: Ralph Harvey, Lauren Sams, Ernest Redding, Daniel Mushala, Michele Yates, Kimberly Brown, and Stacey Barton

Agenda Item: Nominations

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to nominate and elect Edward Downs to serve as Chairperson of the Real Estate Commission.

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission unanimously voted to nominate and elect Elizabeth Blakeslee to serve as Vice-Chairperson of the Real Estate Commission.

Agenda Item: Comments from the Public

Ralph Harvey – wanted to check the status of their application – will be discussed during executive session



Lauren Sames, Ernest Redding, Daniel Mushala, Michele Yates, Kimberly Brown, and Stacey Barton – attended to observe the meeting.

Agenda Item: Executive Session

At approximately 10:43 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:17 pm.

Agenda Item: Draft Minutes, December 10, 2024

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the draft minutes dated December 10, 2024.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to approve the January 14, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the January 14, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a \$5000 fine, a formal reprimand, a consent order and require REO to notify clients that they were not licensed at the time of the sales prior to the approval of application for the reinstatement application for real estate organization Terra Firma Real Estate LLC and Stuart & Maury Inc.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to amend the disciplinary action taken against property manager reinstatement applicant Michael Cahill in the June 11, 2024, commission meeting to lower the civil fine from \$2500 to \$1250.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to contingently approve Dion Cunningham Bijou reciprocity application once letters of recommendation are received.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Ralph Harvey's renewal application for real estate broker license and issue an informal admonition.



Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a civil fine of \$2,500, a formal reprimand, a consent order for Efua Hayford reinstatement application for real estate broker and require that she notify her client that at the time of the sale of Apt. 107 in Columbia Heights that she was not licensed.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to rescind and withdraw the disciplinary action imposed on Kimberly Henderson's reinstatement application for real estate salesperson during the meeting held on 09/10/2024 and to approve her salesperson's application for reinstatement if all requirements for reinstatement have been met.

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve the following complaints recommendations made during the executive session:

1. In the matter of Brittany Singleton & Jason Reed vs. Stephanie Ireland & Esther Camarotte – dismiss, no violation
2. In the matter of David Patterson vs. Timothy Barley – dismiss, no violation
3. In the matter of James Clark vs. Samer Makhoulf – dismiss, no violation

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to indefinitely suspend license number BR98367099 until Maria Reddick complies with the requirements set forth in the Final Order filed in Case No. 2023-DLCP-00322 on November 25, 2024, and that if the license remains suspended for a period of longer than 12 months from the date of suspension that the license be automatically revoked without further notice.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of January 14, 2025, minutes.

Agenda Item: Budget Update

None.

Agenda Item: Correspondence

Renewal announcement was sent out to licensees in December for property managers, brokers and real estate organizations to renew before the expiration date of February 28, 2025.

The annual Performance Oversight Hearing announcements have been sent out to board chairs. The hearing will be held on January 30, 2025.

Agenda Item: Old Business

Those who plan to attend the ARELLO 2025 Mid-Year Meeting on April 14-16, 2025 should send an email and hotel reservation to board administrator, Stacey Price. Commission members are encouraged to join a committee with ARELLO.



Agenda Item: New Business

Edward Downs attended the ARELLO Leadership Symposium and provided a report of what was discussed. The Past President of National Realtors Association (NAR) was a speaker at the leadership training. There were discussions about the growth, future events, and governance of the association.

Agenda Item: Next Meeting

The next scheduled regular meeting is February 11, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 1:40 p.m.

Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: February 11, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

July 8, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, July 8, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:02 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Terry Bryant, Program Support Specialist; Jacqueline Noisette, Deputy Associate Administrator; Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Nicole Bramstedt, Legislative Affairs Specialist; April Randall, Legislative Director

Legal Counsel: Jessica Rice, Attorney, Office of the General Counsel

Public Members: Marcelle Dasilva, Tammika Waddy, Virginia Gergoff, Walker Rishon, Brenda Toledo, Carmie Elmore, Skyler Showell, Nefretiti Makenta, Michele Yates, Nichol Andler, Maria Escamilla, Yemi Adewunmi, Kathleen Darte

Agenda Item: Comments from the Public

Marcelle Dasilva – exam approval outside the 6 months; will discuss during executive session

Brenda Toledo – Inquired of the renewal process for licensees and notifications sent for salespersons and requirements for renewal of continuing education courses,

Carmie Elmore, Skyler Showell, and Walker Rishon – appeared to discuss the status of a complaint filed, which was discussed during executive session.

Michele Yates, Nichol Andler, Virginia Gergoff, Yemi Adewunmi, Kathleen Darte – observing



Tammika Waddy – wanted to discuss the reconsideration of issued consent order, will discuss during executive session

Maria Escamilla –check the status of a complaint, will discuss during executive session

Nefretiti Makenta – provided information regarding a complaint that is ongoing with the Consumer Protection Unit

Agenda Item: Executive Session

At approximately 11:09 am, the following motion was made:

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:51 pm.

Agenda Item: Draft Minutes, June 10, 2025

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted unanimously to approve the draft minutes dated June 10, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to impose a formal reprimand, a civil fine of \$5,000, and offer a consent order to the following:

1. Dudley Pro Realty LLC
2. Community Realty Co Inc
3. Jason Mitchell Real Estate Washington DC LLC

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted to impose a formal reprimand, a civil fine of \$2,500, and offer a consent order to the following:

1. Jason Green
2. Erika Toscani

Commission deferred technical applicant PriceRealty Real Estate Professionals LLC to the September 9, 2025 meeting.

Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to adopt the legal subcommittee recommendations from the May 2025 and June 2025 Complaint Log:



1. In the matter of Hanna Negussie, hold the matter in abeyance, to allow the District of Columbia to make a ruling regarding the issues raised, then review to determine if any violations occurred.
2. In the matter of Charles Klein, Cornelius Henderson II, and Edivia Henderson, dismiss due to no violation.
3. In the matter of Keith James, dismiss due to no violation.
4. In the matter of Frank Perna, Michael Schaeffer, and Gary Jankowski, issue an Advice of Informal Admonition against all three licensees.
5. In the matter of Penelope Frisell, issue an Advice of Informal Admonition.
6. In the matter of Kady Group, Inc., dismiss for lack of jurisdiction.
7. In the matter of Lisa Myers, dismiss for lack of jurisdiction.
8. In the matter of Steven Swank, issue an Advice of Informal Admonition.
9. In the matter of EJF Real Estate Services, Inc, dismiss for lack of jurisdiction.
10. In the matter of Alexandra Arnold, refer to GCAAR.
11. In the matter of Sheryl Barnes, dismiss for lack of jurisdiction.
12. In the matter of Cornerstone Property Management, dismiss for lack of jurisdiction.
13. In the matter of Kii Homes LLC, dismiss for lack of jurisdiction.
14. In the matter of JGI Real Estate Consulting LLC, dismiss for lack of jurisdiction.
15. In the matter of Sibow Wang, dismiss for lack of jurisdiction.
16. In the matter of Denise Jones, dismiss for lack of jurisdiction.
17. In the matter of Ronald Payton, dismiss for lack of jurisdiction.
18. In the matter of Nomadic Real Estate, dismiss complaint at request of complainant.
19. In the matter of Antionette Young, dismiss for lack of jurisdiction.
20. In the matter of Berkshire Apartments, dismiss for lack of jurisdiction.
21. In the matter of Carlos Garcia, request that complainant and respondent provide additional information within 10 business days of request.
22. In the matter of Eric Halstrom and Charles Klein, request that complainant and respondent provide additional information within 10 business days of request.
23. In the matter of Jennifer Banks, issue an Advice of Informal Admonition and refer complainant to D.C. Superior Court to seek return of EMD.
24. In the matter of Quentin Rana, request that complainant and respondent provide additional information within 10 business days of request.
25. In the matter of Tiffany Dodson, dismiss for no violation.
26. In the matter of EJF Real Estate Services II, dismiss for lack of jurisdiction.
27. In the matter of Beza Mersha, request that complainant and respondent provide additional information within 10 business days of request.
28. In the matter of Lawrence Tyler, issue an Advice of Informal Admonition.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of July 8, 2025, minutes.

Agenda Item: Budget Update

The Commission was provided with the itemized list of expenditures and revenue that have been made from/to the budget.



Agenda Item: Correspondence

None.

Agenda Item: Old Business

The Seller Disclosure Statement proposed rulemaking is currently with the Office of the Attorney General for review.

Mayor Muriel Bowser has proposed a budget change to the Real Estate Guaranty and Education Fund, making it become lapsing fund. The budget hearing will be held on July 14, 2025.

Salesperson licensees are still undergoing renewals. A renewal notice was sent out in June and follow up notices are expected to be sent out in July and August.

Continuing Education course offerings will be held at Martin Luther King Jr. Library on July 24th and 25th. All six courses are available for licensees to sign up

Agenda Item: New Business

Occupational and Professional Licensing division will be hosting a Career Day for the Summer Youth Program on July 28, 2025, from 10:00am to 2:00pm at the DLCP building.

Agenda Item: Next Meeting

The next scheduled regular meeting is September 9, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 1:16 p.m.

Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: September 9, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

June 10, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, June 10, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:10 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Terry Bryant, Program Support Specialist; Jacqueline Noisette, Deputy Associate Administrator; Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Nicole Bramstedt, Legislative Affairs Specialist; April Randall, Legislative Director

Legal Counsel: Jessica Rice and Jennifer Durden, Attorneys, Office of the General Counsel

Public Members: Clint Kohler, Elmira Jones, RJ Gallegos, Ashley Keen, Stacy Pace, Devon Walker, Bernice Brown, Joan Lelma, Lauren Sams, Thy Pham, Tenensia Stanley, Tammika Waddy, Skylar Showell, Mamie Preston

Agenda Item: Comments from the Public

Thy Pham – wanted to check the status of the application – It was discussed during executive session.

Agenda Item: Executive Session

At approximately 10:52 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice



of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee the Commission voted to exit executive session at 12:06pm.

Agenda Item: Draft Minutes, April 8, 2025

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the draft minutes dated April 8, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the May 13, 2025 and June 10, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the June 10, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Thy Pham's reciprocity application for real estate salesperson's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Ralph Johnson's reciprocity application for real estate broker's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to Beverly Goodwin.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to Sawyer Real Estate LLC.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Ashley Keen's application for property manager's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to withdraw the Notice of Intent to Take Disciplinary Action against Chemine Coleman and re-offer the Amended Consent Order.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to reduce the civil fine to \$2,500, impose a formal reprimand, and offer a Consent Order to Thirty-Three LLC.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to Grace Kegeri.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Tanya Duckett's reinstatement application for property manager's license and issue a Notice of Informal Admonition.



Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission voted unanimously to approve the recommendations to the Seller's Disclosure Statement form.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of June 10, 2025, minutes.

Agenda Item: Budget Update

Commissioners were presented with the most recent budget from the Education and Guaranty Fund. The Commissioners requested that they be provided with an itemized report of what is paid into and taken from the fund balance.

Agenda Item: Correspondence

None.

Agenda Item: Old Business

The late renewal period for property managers, real estate brokers, and independent broker, and real estate organizations concluded on April 30, 2025 and entered the reinstatement period. Renewal period for salesperson licensees has started on June 1, 2025. Notices have been drafted and sent to the communications team for distribution to all salesperson licensees.

The Real Estate Commission and DC Board of Real Estate Appraisers partnered with the DC Historic Preservation League to host the DC Historic Preservation Seminars on May 16, 2025, in conjunction with the DC Board of Real Estate Appraisers. DLCP staff and Ericka Black attended the seminars. Commissioner Ms. Black introduced the 201 session. Session 101 included the Historical Development of DC Neighborhoods, Introduction of Architectural Styles and Features, Historic Preservation, Local Origins, and DC's Historic Preservation Office.

The Mayor's Office of Talent and Appointments (MOTA) office is still working on getting four commission members sworn in and appointed by the mayor between July and August.

Agenda Item: New Business

Chairman Downs recommends that once the new commissioners are sworn in, that they should take the Commissioners College 101 and/or 102 course at the ARELLO Annual Conference.

Agenda Item: Next Meeting

The next scheduled regular meeting is July 8, 2025, via the Zoom platform.



Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 12:07 p.m.

Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: July 8, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

March 11, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, March 11, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:09 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Terry Bryant, Program Support Specialist, Occupational and Professional Licensing Division; Demetrius Norman, Chief Customer Experience Officer, Office of the Director; Shakira Richardson, Investigator, Consumer Protection Unit; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice and Jennifer Durden, Attorneys, Office of the General Counsel

Public Members: Bernice Brown, David Patterson, Elmira Jones, Todd Malamut, Barry Lieberman, Tom Schatz, Kate Conquest, and Lauren Sams

Agenda Item: Comments from the Public

David Patterson – provided additional comments regarding complaint that was submitted and dismissed – It was discussed during executive session

Berry Lieberman – checking the status of reinstatement application – It was discussed during executive session,

Todd Malamut – checking the status of reinstatement application – It was discussed during executive session.

Tom Schatz – checking the status of reinstatement application – It was discussed during executive session.



Agenda Item: Executive Session

At approximately 11:20 am, the following motion was made:

Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:24 pm.

Agenda Item: Draft Minutes, February 11, 2025

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated February 11, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted unanimously to approve the March 11, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the March 11, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$5,000 and offer a Consent Order to the following Real Estate Organizations:

1. Amplus Real Estate Investment LLC
2. Great American Real Estate LLC
3. C Three Incorporated
4. Select Property Management LLC
5. Michaels Realty Inc.
6. Thirty-Three LLC
7. NREB LLC
8. Cornerstone Properties LLC
9. Habitat America LLC
10. Mitchell Realty LLC
11. Irvin Realty LLC
12. Graham Realty LLC
13. Eva Realty LLC
14. BCL Properties LLC

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to approve Matthews Real Estate Investment Services, LLC and Reeve Real Estate LLC new applications.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owens, the Commission voted to approve the following renewal applications:



1. Stephen Carvelli – Broker
2. Jessamyn Spain – Broker
3. Camille Robinson – Broker
4. Oakland Management – Real Estate Organization
5. Samuel Beznos – Broker
6. Anthony Giglio – Broker
7. Lee Leslie – Broker

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a Notice of Intent to Deny reinstatement application for Chemine Coleman.

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted to dismiss and close the complaints filed against Gail Milazzo due to the complainant’s request to withdraw the complaint.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Owen, the Commission voted to request NRT Mid-Atlantic LLC to file a written response to the allegations for review and to determine appropriate disciplinary actions, if necessary.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of March 11, 2025, minutes.

Agenda Item: Budget Update

None.

Agenda Item: Correspondence

The Commission members were informed that they are required to complete the Financial Disclosure Statement. It will be sent to all required individuals on April 15, 2025, and due by May 15, 2025.

Agenda Item: Old Business

Agency relationships – ongoing.

Monique Owens, Kevin Cyrus, Stacey Price and former commission member Frank Pietranton met with PSI to conduct a property management exam review on February 13th and 20th. Additional questions regarding commercial property management were added. A review of the Salesperson and Broker exams will be conducted later this year.

The number of licensees that have renewed their licenses are

1. Real Estate Organization – 780
2. Real Estate Broker – 1735



3. Independent Broker – 341
4. Property Manager – 564

Additional emails will be sent to the remaining licensees that have to renew. The renewal period for salesperson licensees will begin in June 2025.

The Winter 2025 Newsletter Commentator was distributed to all licensees on March 5, 2025, with the recent updates of the Real Estate Commission. The Spring Commentator will be sent out tentatively in June.

The committee members for the legislative/rulemaking committee will send their availability to meet this week or next week.

The LAMP bill was reintroduced to council on February 27, 2025 and will be reviewed for any markups. The Affordable Housing Act introduced the Rebalancing Expectations for Neighbors, Tenants, and Landlords (RENTAL) to council on March 3, 2025.

There are currently 4 vacant positions on the commission so if anyone that is interested in joining the Real Estate Commission can submit their request to the MOTA office.

Agenda Item: New Business

The Historic Preservation Seminars will be held on May 16th at the Martin Luther King Jr Memorial Library. Commission member Elizabeth Blakeslee volunteered to do the opening announcements.

Chairman Downs reported that he is co-chairing the ARELLO Law and /Regulations Committee for this calendar year and has been very busy preparing for the ARELLO Mid-year Meeting in April.

Mr. Lewis reported that the ARELLO Foundation met to discuss the type of fundraising activities that can be used.

Mrs. Price reported that the ARELLO Fair Housing Committee met on March 3, 2025, to discuss offering a fair housing course to affiliates and licensees virtually or in person. The submission for fair housing courses and speakers for the Annual Conference at due by April 1, 2025

Agenda Item: Next Meeting

The next scheduled regular meeting is April 8, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Black, the Commission unanimously voted to adjourn. Meeting adjourned at 12:35 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair

Date: April 8, 2025

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

November 12, 2024

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 12, 2024, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:08 am, and attendance was taken.

Attendance

Board Members Present: Frank Pietranton, Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, Joseph Borger

Staff: Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Administrator, OPL; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Occupational and Professional Licensing; Nicole Bramstedt, Legislative Affairs Specialist; Kimberly Troxler, Board Administrator; Terron McAbee, Program Support Specialist; Avis Pearson, Board Administrator

Legal Counsel: April Randall, Legislative Director, Office of Legislative Affairs,
Justin Orrison, Attorney, Jessica Rice, Attorney, Office of the General Counsel

Public Members: Kimberly Henderson

Agenda Item: Comments from the Public

Kimberly Henderson inquired about a consent order received. Ms. Henderson was advised she would be contacted by staff to discuss the consent order and next steps.

Agenda Item: Executive Session

At approximately 10:45am, the following motion was made:



Upon a motion duly made by Ms. Richardson and properly seconded by Mr. Borger, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:15pm.

Agenda Item: Draft Minutes, October 8, 2024

Upon motion duly made by Mr. Downs and properly seconded by Ms. Ricardson, the Commission voted unanimously to approve the draft minutes dated October 8, 2024.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the November 12, 2024, Application List administratively approved by OPL staff, attached hereto and made a part of the November 12, 2024, minutes.

Agenda Item: Complaints and Legal Matters

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to amend the consent order in the matter of Cristian Hernandez.

The board noted that the matter of Keith James will be referred to CPU for further investigation.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to approve Cesar Alva for licensure via exam.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously To approve Nisa Cabbell for licensure via exam.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to approve Benjamin White for licensure via reciprocity.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to issue a consent order in the matter of Ernestine J. Wilson Realty LLC.

Agenda Item: Education Committee Report

None.



Agenda Item: Budget Update

None.

Agenda Item: Correspondence

None.

Agenda Item: Old Business

Program Manager, Leon Lewis, advised the board that agency relationships will continue to be monitored since the National Association of Realtors (NAR) settlement.

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Attorney, April Randall, provided an update on the Licensing for Accountability of Management of Properties (LAMP) act. The amendment to this act will not be moving forward this council period, which ends on December 31, 2024. Committee staff will reintroduce the bill in the next council period, which will incorporate some of the red line amendments that have been proposed.

Upon motion duly made by Mr. Downs and properly seconded by Ms. Blakeslee, the Commission voted unanimously to accept the proposal to add two new protected classes, sealed eviction records and homeless status, to be added to the regulations (17 DCMR Section 2609)

Agenda Item: New Business

Board Member, Ed Downs, informed the board that he has been reappointed to the ARELLO board and co-chair to one of the ARELLO committees.

Agenda Item: Next Meeting

The next scheduled regular meeting is December 10, 2024, via Webex.

Agenda Item: Adjournment

Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 12:27pm.

Respectfully submitted,

Frank A. Pietranton

Frank Pietranton, Chair
Date: December 10, 2024



Recorder/transcriber: Brittney Cheshier



Occupational and Professional Licensing

District of Columbia Real Estate Commission

November 18, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 18, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:10 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Associate Administrator; Occupational and Professional Licensing Division; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice, Attorney; Agustin Villadares; Kiyana Rayford; Faiza Majeed, Office of the General Counsel

Public Members: Nick Casey, Tony Giglio, Bernice Brown, RJ Gallegos, Lauren Sams, Tim Dudley, John Gill, Maeghan Kimball, Elmira Jones, G. Taylor Johnson, Jane Fernandez

Agenda Item: Comments from the Public

Maeghan Kimball and Jane Fernandez – wanted to check the status of a technical application. Discussed further in Executive Session.

Tim Dudley – wanted to check the status of a technical application. Discussed further in Executive Session.

Nick Casey – wanted to check the status of a technical application. Discussed further in Executive Session.

Tony Giglio – wanted to check the status of a technical application. Discussed further in Executive Session.

John Gill – wanted to check the status of a technical application and consent order. Discussed further in Executive Session.



Agenda Item: Executive Session

At approximately 11:12 am, the following motion was made:

Upon a motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:41 pm.

Agenda Item: Draft Minutes, September 9, 2025

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated September 9, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Black and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the October 14, 2025 and November 18, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the November 18, 2025, minutes.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to issue a Public Notice setting the hearing for payment from the Real Estate Guaranty and Education Fund against Jackson Mosley (License #BR200200239) on behalf of Jump Living DC, LLC for February 10, 2026 at 2:00 PM.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to approve the following renewal/reinstatement applications: LaToya Jones, AddressUSA Inc., and Epic Realty.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to withdraw the Consent Order offered to Nicholas Casey and approve his application for licensure.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to withdraw the Notice of Intent to Deny application for Damian Howard and approve his application for licensure.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to Chinenye Anyanwu.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted to request additional information regarding duties performed in previous role for reinstatement applicant Joi Ervin.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$3,500 and offer a Consent Order to Dudley Pro Homes.



Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted to issue a formal reprimand, a \$5,000 civil fine, and suspend Jason Townsend (BR98360839) until the receipt of a current and valid Clean Hands Certificate and offer a consent order.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted unanimously to adopt the legal subcommittee recommendations as follows:

1. In the matter of Branches Realty, I move to issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
2. In the matters of Manuel Alvarez, Larry Roberts, Diana Vaughan, Charles Gaynor, and Candace Jennings, I move to issue a formal reprimand, a \$2500 civil fine, and offer a consent order.

Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted unanimously to adopt the legal subcommittee recommendations from October and November 2025 Complaint Log as follows:

1. In the matter of Stephanie Costa vs EJP Real Estate Services, dismiss due to a finding of no violation of law.
2. In the matter of Sara PLLC vs Jones Lang Lasalle Brokerage Inc, dismiss for lack of jurisdiction.
3. In the matter of Anjannette Dunn vs Z Construction and Consulting, dismiss for lack of jurisdiction.
4. In the matter of Faith Bonner vs Sherina Garner, issue an Informal Advice of Informal Admonition.
5. In the matter of Office of Attorney General vs Andre Smith and Casey Stringer, dismiss due to a finding of no violation of law.
6. In the matter of Julia Park Grant Erhuanga vs Kenneth Brown, request a supplemental investigation be conducted by CPU in light of recently acquired information.
7. In the matter of Karen Todd/Husnain Saleem vs Nefretiti Makenta, hold the case in abeyance until the conclusion of the corresponding action pending in DC Superior Court.
8. In the matter of Haleema Jabbar vs Veronica Aguila, dismiss for a lack of evidence.
9. In the matter of Akash Vijan vs Noble Davis, dismiss for no violation of law.
10. In the matter of Tom Eliopoulos vs Sima Tessema, dismiss for no violation of law.
11. In the matter of Dominique la Bay vs Yoni Kifle, dismiss for no violation of law.
12. In the matter of Jomori Campbell vs 4325 Halley Terrace, dismiss for no violation of law.
13. In the matter of Assata Dessaline vs Abel Gebremichael, dismiss for a lack of evidence.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the November 18, 2025, minutes.

It was announced that Kathy Thomas will be the point of contact and the person drafting the winter newsletter. Any correspondence can be sent to her.

DLCP will be offering a 7-hr Uniform Standards of Professional Appraisal Practice (USPAP) course on December 12th to DC licensed Appraisers.



Agenda Item: Budget Update

Mr. Lewis presented the commission with the current Guaranty and Education Fund balance of \$122,417. The commission was reminded that there would be a supplemental sweep beginning of fiscal year 2026, which withdrew \$1,170,457 from the fund.

Agenda Item: Correspondence

Mr. Lewis announced that he will be concluding his service with the ARELLO Foundation at the end of the year.

Agenda Item: Old Business

The Seller Disclosure Statement will be published as a final rulemaking on Friday, November 28, 2025. The commission members will be notified, and it will be posted in the newsletter.

DLCP Staff and Chairman Downs will begin making preparations for 2026 Performance Oversight Hearing; such as questions from councilmember Robert White, 2025 Testimony, and meeting minutes and materials.

In the near future, the commission formulated a subcommittee who will begin reviewing the statutory provisions and rules for any updates with the legislative team.

At the end of October there was a hearing regarding the Housing with Integrity Amendment Act that would prevent housing operators from getting a business license if they exceed a certain number of housing code violations. The following week, Councilmember White, Director Crowe and staff from Department of Building testified at a housing roundtable that tied housing code violations to obtaining licenses.

Agenda Item: New Business

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to approve the proposed 2026 commission monthly meeting dates.

Chairman Downs will be meeting with Director Crowe to discuss Commission matters and the importance if the Commissions affiliation and participation with ARELLO.

ARELLO is hosting a Legislative Exchange Conference in March 2026 and legal staff members are encouraged to attend. Topics that will be discussed are; the future of MLS, hot topic areas, various trends, and regulations just to name a few.

Agenda Item: Next Meeting

The next scheduled regular meeting is December 9, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 1:48 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: January 13, 2026

Recorder/transcriber: Stacey Price



Occupational and Professional Licensing

District of Columbia Real Estate Commission

October 8, 2024

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, October 8, 2024, at 10:00 am via virtual.

The meeting was called to order by Frank Pietranton, Chair, at 10:27 am, and attendance was taken.

Attendance

Board Members Present: Frank Pietranton, Elizabeth Blakeslee, Ulani Gulstone, Ericka Black, Edward Downs, Monique Owens, Patrice Richardson, Joseph Borger

Staff: Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Administrator, OPL; Kathy Thomas, Education Specialist; Brittney Cheshier, Program Support Specialist; Occupational and Professional Licensing; Shakira Richardson, Program Manager of the Consumer Protection Unit (CPU); Nicole Bramstedt, Legislative Affairs Specialist; Sheeda Koletowo, Office of Information Systems

Legal Counsel: April Randall, Attorney, Office of the General Counsel; Justin Orrison, Office of the General Counsel

Public Members: Elmira Jones, Lauren Sams, Anjelic Dinkins, Kim Jones, Tyler Hagin, Virginia Gergoff, Yemi Adewomi, Kimberly Brown, Office of Open Government

Agenda Item: Comments from the Public

None.

Agenda Item: Executive Session

At approximately 11:15 am, the following motion was made:



Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 11:52am.

Agenda Item: Draft Minutes, September 10, 2024

Upon motion duly made by Mr. Borgers and properly seconded by Mr. Downs, the Commission voted unanimously to approve the draft minutes dated September 10, 2024.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the October 8, 2024, Application List administratively approved by OPL staff, attached hereto and made a part of the October 8, 2024, minutes.

Upon motion duly made by Mr. Borger and properly seconded by Mr. Downs, the Commission voted to defer the application for Cesar Alva until the November 2024 board meeting. Application is pending letters of recommendation.

Upon motion duly made by Mr. Borger and properly seconded by Mr. Downs, the Commission voted to defer the application for Nisa Cabell until the November 2024 board meeting. Application is pending letters of recommendation.

Agenda Item: Complaints and Legal Matters

None

Agenda Item: Education Committee Report

Upon a motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Board voted unanimously to approve the education report for October 8, 2024.

Agenda Item: Budget Update

The Commission received the amended Real Estate Guaranty and Education Fund budget reflecting the restoration of funds.

Agenda Item: Correspondence



None.

Agenda Item: Old Business

Program Executive, Leon Lewis, provided an update on Erick Black and Ed Downs testimonies presented to Councilman White's office.

Legislative/Rulemaking update was provided by Program Executive, Leon Lewis. The Board was advised to form a committee to assist with the development of examination questions. Upon motion duly made by Mr. Downs and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the committee for the study guide.

April Randall, Legislative Director, provided an update on the proposed rulemaking/legislation. The proposed legislation for licensing property management companies is being redrafted by stakeholders to be introduced in the new council period. Rulemaking for the real estate disclosure form is expected to be drafted by the November 2024 or December 2024 meeting for feedback.

Program Executive, Leon Lewis, provided an updated written report on the ARELLO Annual Conference. Ed Downs has been elected and sworn in as a Director on the ARELLO Board of Directors

Sheeda Koletowo with DLCP Office of Information Systems provided the board with an update on the new automated transfer process. DLCP is in the process of automating the transfer process within the ADMIN portal to provide a more efficient way for licensees to transfer brokerages.

Agenda Item: New Business

Board Chair, Frank Pietranton, appointed Joe Borger as vice chair of the Commission.

Agenda Item: Next Meeting

The next scheduled regular meeting is November 12, 2024, via Webex.

Agenda Item: Adjournment

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 11:58 a.m.



Respectfully submitted,

Frank A. Pietranton

Frank Pietranton, Chair
Date: November 12, 2024

Recorder/transcriber: Brittney Cheshier



Occupational and Professional Licensing

District of Columbia Real Estate Commission

September 9, 2025

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, September 9, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:09 am, and attendance was taken.

Attendance

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Kathy Thomas, Education Specialist; Terry Bryant, Program Support Specialist; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice, Attorney, Office of the General Counsel

Public Members: Nefertiti, Brandon Lewis, Lauren Sams, Shawn Hilgendorf, Malik Edwards, John Gill, Kathleen Dartez, Michael Sims, Damian Howard, Elmira Jones, JC Hooker, Merry Gebretsadik, LaShawn Deal, Bonnie Pinder

Agenda Item: Comments from the Public

Nefretiti Makenta – wanted to check the status of a complaint. Discussed further in Executive Session.

Malik Edwards – discuss consent order that was issued. Discussed further in Executive Session.

John Gill – discuss a real estate organization reinstatement application. Discussed further in Executive Session.

Agenda Item: Executive Session

At approximately 10:40 am, the following motion was made:



Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:04 pm.

At approximately 1:12 pm, the following motion was made:

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the commission unanimously voted to re-enter into closed session.

The public session of the meeting was resumed at 1:24 pm.

Agenda Item: Draft Minutes, July 8, 2025

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated July 8, 2025.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the September 9, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the September 9, 2025, minutes.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a notice of intent to deny Damian Howard's reinstatement application for real estate salesperson's license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to issue a formal reprimand of \$3,500 civil fine and offer a consent order to H.A Gill & Son Inc, Sawyer Real Estate LLC and Community Realty Company Inc.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted to approve Abel Mensur's reciprocity application for real estate salesperson's license and Price Realty Real Estate Professional LLC reinstatement application for real estate organization license.

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted unanimously to adopt the legal subcommittee recommendations from the September 2025 Technical Application Log as follows:

1. In the matter of Shadia Jubiz, approve their application for licensure.
2. In the matter of Natasha Dasher, approve their application for licensure.
3. In the matter of Woo Oh, deny their application for licensure.
4. In the matter of Justin Cook, issue an Advice of Informal Admonition
5. In the matter of Christopher Dixon, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.



6. In the matter of Sandy McMaster, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
7. In the matter of Nwabueze Okwodu, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
8. In the matter of John Gogos, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
9. In the matter of Myeisha Duckett, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
10. In the matter of Muhammed Guven, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
11. In the matter Nicholas Casey, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
12. In the matter of Jennifer Mack, issue a formal reprimand, a \$2500 civil fine, and offer a consent order.
13. In the matter of Ease Property Services, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
14. In the matter of Epic Realty, LLC, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
15. In the matter of HER Properties LLC, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
16. In the matter of Lux Manor Real Estate Inc, issue a formal reprimand, a \$5000 civil fine, and offer a consent order.

Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to defer the following complaints to the October 2025 meeting for further investigation:

1. In the matter of Julia Park Grant Erhuanga vs Kenneth Brown
2. In the matter of Husnain Saleem vs Nefertiti McKinta

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission voted unanimously to adopt the legal subcommittee recommendations from September 2025 Complaint Log as follows:

1. In the matter of Andre Bouchard vs Jennifer Young, issue an Advice of Informal Admonition.
2. In the matter of William Hart vs Marcus Sands, issue an Advice of Informal Admonition.
3. In the matter of David Green vs Cheryce Simpson, issue an Advice of Informal Admonition, and a letter to the property management company advising of need to license property managers.
4. In the matter of Anthony James vs Irsa Winn, refer the complaint to the Consumer Protection Unit for unlicensed activity.
5. In the matter of Fikirte Tesfaye vs Carlos Reyes, issue a formal reprimand, a \$4000 civil fine, impose 1 year of probation, and offer a consent order.
6. In the matter of Karen Todd vs Randolph Perrin, issue a \$1,000 civil fine and offer a consent order.
7. In the matter of David Lewis vs Cameron Carr-Goodman, dismiss for lack of prosecution.
8. In the matter of Frederic Wehrey vs Robert Sanders, dismiss due to a finding of no violation of law.
9. In the matter of John Fiorentine vs Willene Poteat, dismiss due to a finding of no violation of law.
10. In the matter of DOB vs Sergio Herrera and Patricia Williams, dismiss due to a finding of no violation of law.
11. In the matter of Nkozia Knight vs Emily Attwood, dismiss for lack of jurisdiction.
12. In the matter of Diamond Thompson vs Kettler Management Inc, dismiss for lack of jurisdiction.
13. In the matter of Hunter Powell vs Justin Cook, dismiss the complaint.
14. In the matter of David Kralik vs Christopher Coppola, dismiss for lack of jurisdiction.
15. In the matter of Oliver Clayton vs Villa Services LLC, dismiss for lack of jurisdiction.
16. In the matter of Cristella Tolliver vs Trudy Gaines, dismiss for lack of jurisdiction.
17. In the matter of Joan Kato vs Holly Worthington, dismiss due to a finding of no violation of law.
18. Regarding the information received from the Office of Tax and Revenue re: Jason Townsend, licensee – refer to the Office of Consumer Protection.



Agenda Item: Education Committee Report

Upon motion duly made by Ms. Black and properly seconded by Ms. Owens, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the September 9, 2025, minutes.

The core course offering that was held at Martin Luther King Jr Library was successful with approximately 1100 registrants. Kevin Cyrus also coordinated the Fair Housing Instructor Development Workshop that was conducted by Dr. Samuel Henderson and is a requirement for individuals who are teaching Fair Housing.

Ms. Owens, Dr. Henderson, Mr. Cyrus and PSI are working on updating the Property Manager Exam Bank and are expected to meet again on September 10, 2025.

Mr. Lewis expressed appreciation to the Commission for its sponsorship of the core courses for licensees and the Fair Housing Instructor Development Workshop via the Real Estate Guaranty and Education Fund and to the staff for all of the work done in preparation and implementation on the day of delivery,

Agenda Item: Budget Update

None.

Agenda Item: Correspondence

The commission members were sent an email regarding the Office of the Tenant Advocate's Tenant Summit 2025, which will be held on September 13, 2025. The summit is an opportunity to meet the Chief Tenant Advocate, get latest news in tenant-legislation, and get information about tenant and community resources.

Agenda Item: Old Business

The Seller Disclosure Statement notice of proposed rulemaking is approved for publication and will be published in the September 19th DC Register.

Agenda Item: New Business

The ARELLO 2025 Annual Conference is held September 9-11, 2025, in Miami, Florida. Chairman Downs will attend remotely to present a report for the Law and Regulation Committee.

Agenda Item: Next Meeting

The next scheduled regular meeting is October 14, 2025, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Blakeslee, the Commission unanimously voted to adjourn. Meeting adjourned at 1:32 p.m.



Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: October 14, 2025

Recorder/transcriber: Stacey Price