



Michael L. Parson
Governor
State of Missouri

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DIVISION OF PROFESSIONAL REGISTRATION

Department of Insurance
Financial Institutions
and Professional Registration
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Missouri Real Estate Commission
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Terry W. Moore
Executive Director

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December 14, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
No. 9414 7266 9904 2081 8290 94

Vashti Robinson
6220 Ridgeway
Kansas City MO 64133

RE: Missouri Real Estate Commission vs. Vashti Robinson (1999009658)

Dear Ms. Robinson:

Please find enclosed a copy of the Administrative Hearing Commission's Default Decision and the Complaint that was filed with the Administrative Hearing Commission. Also enclosed is the Missouri Real Estate Commission's Findings of Fact, Conclusions of Law and Disciplinary Order in the above referenced case.

Sincerely,

A handwritten signature in cursive script that reads "Terry W. Moore".

Terry W. Moore
Executive Director

TWM/cmc

Enclosure

C: Ross Keeling (inter-agency mail)

Vashti Robinson (regular mail – 6220 Ridgeway, Kansas City, MO 64133)
(regular mail – 1121 N Nashua Dr, Kansas City MO 64155)
(regular mail – PO Box 18321, Kansas City, MO 64133-8321)

BEFORE THE MISSOURI REAL ESTATE COMMISSION

MISSOURI REAL ESTATE COMMISSION)	
)	
Petitioner,)	
)	
v.)	No. 17-0682 RE
)	
VASHTI ROBINSON)	
)	
Respondent.)	

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DISCIPLINARY ORDER**

On or about February 1, 2018, the Administrative Hearing Commission entered its Default Decision in the case of *Missouri Real Estate Commission v. Vashti Robinson*, No. 17-0682 RE. In that Default Decision, the Administrative Hearing Commission found that Respondent Vashti Robinson’s real estate Broker license (license no. 1999009658) is subject to disciplinary action by the Missouri Real Estate Commission (“Commission”) pursuant to § 339.100.2, (15), (16), and (19) RSMo.¹

The Commission has received and reviewed the record of the proceedings before the Administrative Hearing Commission including the properly pled complaint and the Default Decision of the Administrative Hearing Commission. The record of the Administrative Hearing Commission is incorporated herein by reference in its entirety.

Pursuant to notice and §§ 621.110 and 339.100.3, RSMo, the Commission held a hearing on December 5, 2018, at the Division of Professional Registration, 3605 Missouri Boulevard, Jefferson City, Missouri, for the purpose of determining the appropriate disciplinary action against Respondent’s license. All of the members of the Commission were present throughout

¹ All statutory references are to the Revised Statutes of Missouri 2000, as amended, unless otherwise indicated.

the meeting. Further, each member of this Commission has read the Default Decision of the Administrative Hearing Commission. The Commission was represented by Assistant Attorney General Ross Keeling. Respondent having received proper notice and opportunity to appear did not appear in person or through legal counsel. After being present and considering all of the evidence presented during the hearing, the Commission issues the following Findings of Facts, Conclusions of Law and Order.

Based upon the foregoing the Commission hereby states:

I.

FINDINGS OF FACT

1. The Commission is an agency of the state of Missouri created and established pursuant to § 339.120, RSMo, for the purpose of licensing all persons engaged in the practice as a real estate broker or salesperson in this state. The Commission has control and supervision of the licensed occupations and enforcement of the terms and provisions of §§ 339.010-339.205 and 339.710-339.855, RSMo.

2. The Commission hereby adopts and incorporates by reference the properly pled Complaint and the Default Decision of the Administrative Hearing Commission in *Missouri Real Estate Commission v. Vashti Robinson*, Case No. 17-0682 RE, issued February 1, 2018, in its entirety and takes official notice thereof.

3. The Commission set this matter for disciplinary hearing and served notice of the disciplinary hearing upon Respondent in a proper and timely fashion. Respondent failed to appear in person or through legal counsel at the hearing before the Commission

4. This Commission licensed Respondent Vashti Robison as a real estate Broker, license number 1999009658. Respondent's Broker license was not current at all times relevant to this proceeding. On June 30, 2016, Respondent's Broker license expired.

II.

CONCLUSIONS OF LAW

5. This Commission has jurisdiction over this proceeding pursuant to §§ 621.110 and 339.100, RSMo.

6. The Commission expressly adopts and incorporates by reference the properly pled complaint and Default Decision issued by the Administrative Hearing Commission dated February 1, 2018, in *Missouri Real Estate Commission v. Vashti Robinson*, Case No. 17-0682 RE, takes official notice thereof, and hereby enters its conclusions of law consistent therewith.

7. As a result of the foregoing, and in accordance with the Administrative Hearing Commission's Default Decision dated February 1, 2018, Respondent's real estate Broker license, number 1999009658, is subject to disciplinary action by the Commission pursuant to § 339.100.2 (15), (16), and (19) RSMo.

8. The Commission has determined that this Order is necessary to ensure the protection of the public.

III.

ORDER

Having fully considered all the evidence before the Commission, and giving full weight to the Default Decision of the Administrative Hearing Commission, it is the **ORDER** of the Commission that the real estate Broker license of Vashti Robinson (license no. 1999009658) is hereby **REVOKED**. All evidence of Respondent's licensure shall be immediately returned to the Commission within 30 days of this Order along with a Closing of a Real Estate Brokerage/Sole Proprietorship form, if Respondent has not already done so.

The Commission will maintain this Order as an open, public record of the Commission as provided in Chapters 339, 610 and 324, RSMo.

SO ORDERED, EFFECTIVE THIS 14TH DAY OF DECEMBER, 2018.

MISSOURI REAL ESTATE COMMISSION


Terry W. Moore, Executive Director

Before the
Administrative Hearing Commission
State of Missouri



REAL ESTATE COMMISSION)

Petitioner,)

v.)

VASHTI ROBINSON)

Respondent,)

No. 17-0682

DEFAULT DECISION

On May 11, 2017, Petitioner filed a properly pled complaint seeking to discipline Respondent. Respondent was served with a copy of the complaint and our notice of complaint/notice of hearing by personal service on September 1, 2017.

More than thirty days have elapsed since Respondent was served. Respondent has not filed an answer or otherwise responded to the complaint.

In accordance with § 621.100.2, RSMo 2016, we enter a default decision against Respondent establishing that Petitioner is entitled to the relief requested in the complaint. This default decision shall become final and may not be set aside unless a motion is filed with this Commission within thirty days of the date of this order establishing good cause for not responding to the complaint and stating facts constituting a meritorious defense.

SO ORDERED on February 1, 2018.


AUDREY HANSON MCINTOSH
Commissioner

BEFORE THE ADMINISTRATIVE HEARING COMMISSION STATE OF MISSOURI FILED

MAY 11 2017

ADMINISTRATIVE HEARING COMMISSION

MISSOURI REAL ESTATE COMMISSION 3605 Missouri Boulevard P.O. Box 1339 Jefferson City, MO 65102, Petitioner,

Case no.: _____

v.

VASHTI ROBINSON 6220 Ridgeway Kansas City, MO 64133 Telephone: (816) 358-6017, Respondent.

COMPLAINT

COMES NOW Petitioner, the Missouri Real Estate Commission ("MREC" or "the Commission"), by and through the Attorney General of the State of Missouri, and for its cause of action against Respondent, states as follows:

- 1. The MREC is an agency of the State of Missouri, created and established pursuant to Section 339.120, RSMo,¹ for the purpose of executing and enforcing the provisions of Chapter 339 §§ 339.010 to 339.205 and

¹ All statutory citations are to the 2000 Revised Statutes of Missouri (RSMo), as amended, unless otherwise noted.

339.710 to 339.855, RSMo, Real Estate Agents, Brokers, Appraisers, and Escrow Agents.

2. Respondent Vashti Robinson ("Robinson") holds a license as a real estate broker, license no. 1999009658.

3. Robinson's license was first issued on February 19, 1999.

4. Robinson's license expired on June 30, 2016, and remains expired as of the date of this Complaint.

5. The Commission received a late money order from Robinson for the renewal of her license on July 26, 2016.

6. The Commission was not able to complete the renewal of Robinson's license as Robinson did not include a completed renewal form with her money order.

7. Robinson's last business address registered with the Commission is 6220 Ridgeway, Kansas City, MO 64133.

8. Robinson's last residential address registered with the Commission is also 6220 Ridgeway, Kansas City, MO 64133.

9. Jurisdiction and venue are proper before the Administrative Hearing Commission pursuant to Sections 621.045 and 339.100.2, RSMo.

10. On or about October 19, 2015, the Commission sent Robinson a letter at her address last provided to the Commission informing her that she

2017 3:44PM MISSOURI ARJUNARAJAN@RETAIL NOV 26 2015 11:12

17. On November 2, 2015, the Commission's examiner attempted to find a valid phone number and address for Robinson using internet resources and was unable to find any results.

18. On November 30, 2015, the Commission sent a second letter to Robinson at the address provided by Robinson, which again informed Robinson about the audit and enclosed the questionnaire to be returned within 30 days. See Exhibit 2, attached hereto.

19. The November 30, 2015 letter to Robinson stated that RSMo § 339.105.3 requires licensees to make their records available for review by the Commission at their regular place of business during normal business hours.

20. The November 30, 2015 letter also stated that pursuant to 20 CSR 2250-8.170(1), a licensee's failure to respond in writing within thirty (30) days from the date of the Commission's written request or inquiry constitutes sufficient grounds for taking disciplinary action against the licensee.

21. On December 8, 2015, the Commission received the returned mail for the second audit letter, which was marked "moved; left no address" and "unable to forward; return to sender."

22. On December 17, 2015, the Commission attempted to reach Robinson by phone again but was unable to reach her or leave a message at the number provided by Robinson.

23. As of the date of this Complaint, the Commission has received no response or the required documentation from Robinson.

24. Section 339.100.2, RSMo, provides in relevant part:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621 against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

(15) Violation of, or attempting to violate, directly or indirectly, or assisting or enabling any person to violate, any provision of sections 339.010 to 339.180 and sections 339.710 to 339.860, or of any lawful rule adopted pursuant to sections 339.010 to 339.180 and sections 339.710 to 339.860;

(16) Committing any act which would otherwise be grounds for the commission to refuse to issue a license under section 339.040;

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings,

demonstrates bad faith or incompetence, misconduct,
or gross negligence[.]

25. Regulation 20 CSR 2250-8.170(1) states:

- (1) Failure of a licensee to respond in writing, within thirty (30) days from the date of the commission's written request or inquiry, mailed to the licensee's address currently registered with the commission, will be sufficient grounds for taking disciplinary action against that licensee.

26. Regulation 20 CSR 2250-4.020(4) states:

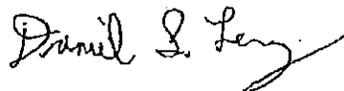
- (4) Within ten (10) days following a change in name or home address, each licensee shall notify the commission in writing.

27. Cause exists to discipline Robinson's license pursuant to Section 339.100.2(15)(16) and (19), RSMo, because Robinson has failed to respond in writing to the Commission's written inquiries, in violation of 20 CSR 2250-8.170(1) and failed to provide the Commission with an updated address, in violation of 20 CSR 2250-4.020(4).

WHEREFORE, Petitioner prays the Administrative Hearing Commission conduct a hearing in this case pursuant to Chapter 621, RSMo, and find that Petitioner has cause to discipline Respondent Vashti Robinson's real estate broker's license for the violations noted above, and for such other relief as the Commission deems appropriate.

Respectfully submitted,

JOSHUA HAWLEY
Attorney General



Daniel S. Levy
Assistant Attorney General
Missouri Bar No. 66039

P.O. Box 861
St. Louis, MO 63188
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Attorneys for Petitioner



Jaremi W. (Jay) Nixon
Governor
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realestate@pr.mo.gov

Joseph Deakler
Executive Director

October 19, 2015

Vashti Robinson
6220 Ridgeway
Kansas City, MO 64133

Re: Audit of license number 1999009658

Dear Vashti Robinson:

The above referenced license has been selected by a random selection computer program to be audited by the staff of the Missouri Real Estate Commission.

Please complete and return the enclosed questionnaire, along with a copy of your current license and company license, if applicable, addressing your activity for the past twelve months. It must be returned within thirty days from the date of this letter. You may mail, fax or scan and email the completed questionnaire to my attention, using the contact information above or on the enclosed business card.

After receipt and review of the questionnaire, I will contact you to verify your responses and arrange a mutually agreeable date and time to begin the audit. The audit will include a review of records related to your escrow account(s), brokerage service agreements, pending and closed transactions, advertising, and property management records.

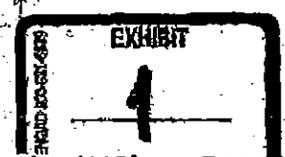
To assist you in preparing for the audit, you may review the Audit Guidelines posted under General Information on the Commission's website, www.pr.mo.gov/realestate.asp.

If you have any immediate questions or concerns, feel free to contact the Commission office at (573) 751-2628 (select option 5), or you may contact me directly at the telephone number identified on the enclosed business card.

Sincerely,

Brenda Lertz
Examiner

Encl (2)



Jeremiah W. (Jay) Nixon
Governor
State of Missouri

Kathleen (Katie) Steele Danner, Division Director
DIVISION OF PROFESSIONAL REGISTRATION

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Joseph Denkler
Executive Director

November 30, 2015

Vashti Robinson
6220 Ridgeway
Kansas City, MO 64133

Re: Audit of license number 1999009658

Dear Vashti Robinson:

On October 19, 2015, I mailed correspondence to you advising that the above referenced license had been selected to be audited by this office, and enclosed a questionnaire for your completion. As of the date of this letter, your questionnaire has not been received by me or this office. I have enclosed a copy of the letter and questionnaire for your review.

Be advised that 339.105.3 RSMo. requires licensees to make their records available for review by the Missouri Real Estate Commission at their regular place of business during normal business hours. Furthermore, 20 CSR 2250-8.170 (1) states that a licensee's failure to respond in writing within thirty (30) days from the date of the commission's written request or inquiry, mailed to the licensee's address currently registered with the commission, will be sufficient grounds for taking disciplinary action against that licensee.

The purpose of this correspondence is to advise you that unless you submit the completed questionnaire within the next 30 days and subsequently allow the audit to be conducted, the Commission will be advised of your apparent violation of the aforementioned statute and/or regulation. Failure to make your records available for inspection and/or failure to respond in writing may result in the Commission seeking to impose formal disciplinary action against your license. Such action could include a monetary fine, placing your license on probation, suspension of your license, revocation of your license, or a combination of any of these disciplines.

Sincerely,

Brenda Lentz
Examiner

Enclosure

