

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER CO-14-013
	)	
Complainant	)	CONSENT ORDER
	)	(REC Ref. No. 13-28434)
vs.	)	
	)	
LYDINE PETRUTZ, licensed New Jersey real	)	
estate salesperson,(SP0674508)	)	
Respondent.	)	

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THIS MATTER having been opened to the New Jersey Real Estate Commission (“Commission”) in the Department of Banking and Insurance, State of New Jersey, upon information that Lydine Petruz may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS, Lydine Petruz is a licensed New Jersey real estate salesperson currently employed with Budd Realty, Inc., licensed New Jersey real estate broker located at 901 Cooper Ave., Deptford, N.J. 08096; and

WHEREAS Petruz is subject to the provisions of the Real Estate Licensing Law, N.J.S.A. 45:15-1 et seq.; and

WHEREAS, the staff of the New Jersey Real Estate Commission (“Commission staff”) has alleged that Petruz may have violated various provisions of the real estate laws of the State of New Jersey; and

WHEREAS Petruz acknowledges that she is aware of her right to a hearing on any violations which the Commission staff alleges she has committed and to obtain the advice of counsel on the matters to which this Consent Order pertains, she is knowingly and voluntarily waiving those rights; and

WHEREAS the Commission and Petruz, in order to avoid the costs and uncertainty of further litigation and to resolve this matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on Dec. 16, 2014; and

IT APPEARING that the matter against Respondent should be resolved upon the consent of the parties, without resort to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 16<sup>th</sup> day of Dec, 2014

ORDERED AND AGREED that Lydine Petruz admits the following facts:

1. On or about March 17, 2013, the property located at 243 Barclay Street, West Deptford, N.J. was listed for rental by Century 21 Hughes Riggs Realty, licensed New Jersey real estate broker; and
2. On or about March 17, 2013, Respondent Petruz used her status as a real estate salesperson to obtain the lockbox code and therefore access to the above referenced property by utilizing the TREND Multiple Listing Service system to schedule a preview of the above referenced property; and
3. In fact, there was no such preview; and
4. As she exited the property, Respondent Petruz left the key to the property in the front door lock because she was not able to extricate it. She did not notify the seller or the listing agent of same; and

IT IS FURTHER ORDERED AND AGREED that the conduct of Respondent Petruz constitutes a violation of:

1. N.J.S.A. 45:15-17 (a) in that she made a material misrepresentation when she contacted the listing broker to obtain the lockbox code for access to the property located at 243 Barclay Street, West Deptford, N.J. which was listed for rental by Century 21 Hughes Riggs Realty; and

ORDERED AND AGREED that Petruz admits and accepts responsibility for the above violation; and it is further

ORDERED AND AGREED that Petruz's license as a real estate salesperson will be suspended for three (3) months from the date of this Order; and it is further

ORDERED AND AGREED that Petruz will pay a fine in the total amount of \$1,500 within ninety (90) days from the date of this Order. The fine is to be paid in full prior to any license being reinstated; and it is further

ORDERED AND AGREED that Petruz will complete the thirty (30) hour course on agency and ethics that is currently given as part of the broker pre-licensure education course in New Jersey which will be in addition to the bi-annual continuing education requirement which all licensees must fulfill in order to renew their licenses for the 2015-2017 license term; and it is further

ORDERED AND AGREED that no license shall be issued to Petruz until the fine is paid in full and thirty hour course referred to above is completed; and it is further

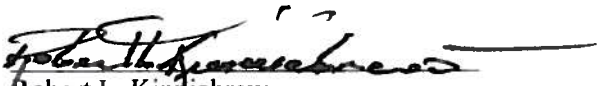
ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file #13-28434. The Commission reserves the right to take further administrative action if it obtains any other information that Petruz may have violated the Real Estate Brokers and Salesmen Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.; and it is further

ORDERED AND AGREED that by signing below, Lydine Petruz confirms that:

- a. she is not under any disability, mental or physical, nor under the influence of any medication, intoxicants or other substances that would impair her ability to knowingly and voluntarily execute this Consent Order; and
- b. she is entering into this agreement knowingly and voluntarily, that she has not been subject to any coercion or threats regarding her execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to her to secure her acceptance of the provisions of this Consent Order; and it is further

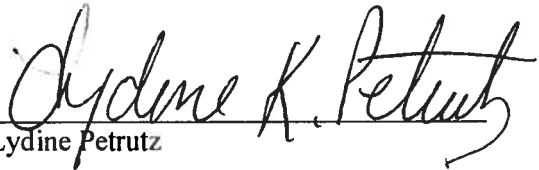
ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein and the balance of the allegations contained in the Order to Show Cause are hereby administratively dismissed.

Dated: 12/16/14


  
Robert L. Kintiebrew  
Executive Director  
New Jersey Real Estate Commission

Consented to as to  
Form, Content and Entry

Dated: 11/24/14

  
Lydine Petruz

Dated: 11/25/14

  
Jeremiah J. Atkins, Esq.  
Attorney for Lydine Petruz