

**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

MARYLAND REAL ESTATE  
COMMISSION

\*

CASE NO. 165-RE-2023

\*

V.

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TROYCE GATEWOOD  
OAKWOOD REALTY  
LIC. REG. NO. 05-575760  
RESPONDENT  
troyce@troycegateway.com

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**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Michael Muren ("Complainant"). Based on the complaint and the response thereto received from Respondent Real Estate Salesperson Troyce Gatewood, license registration number 05-575760, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Respondent is licensed as a real estate salesperson, license registration number 05-575760, and was affiliated under Keller Williams Realty Centre at the time of the complaint.
3. The Respondent was the Team Leader for a team called Troyce Gatewood & Partners and were the listing agents in a contract for the sale of property located at 2005 Truett Way in Frederick, Maryland.
4. On September 13, 2022, a mailing was sent out under the Troyce Gatewood & Partners letterhead advertising that the property located at 2005 Truett Way went under contract for \$21,000.00 over list price. At that time, the property had not settled and the advertisement was preemptive and could have been detrimental to the contract parties had the property not settled.
5. The Respondent was responsible for the advertising that was sent out prior to the closing of the property. Closing occurred on September 26, 2022.

6. The Respondent admits that by her acts and omissions described above he has violated Business and Occupations Article, Annotated Code of Maryland ("BOP") §17-322(b)(19) which provides:

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

(b) *Grounds.*—Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

\* \* \*

(19) advertises in any misleading or untruthful manner.

\* \* \*

7. The Respondent consents to the entry of an Order by the Commission that she has violated BOP §17-322(b) (19).

8. The Respondent agrees she is required to abide by the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission's regulations in all real estate transactions.

9. The Respondent agrees to a reprimand being placed on her license.

10. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings ("OAH"), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

11. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of her own choosing at her own expense.

12. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 165-RE-2023.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS <sup>15<sup>th</sup></sup>  
DAY OF April, 2024 BY THE MARYLAND REAL ESTATE  
COMMISSION:**

**ORDERED** that the Respondent has violated BOP §17-322(b) (19); and it is further,

**ORDERED** that the Respondent shall agree to a Reprimand being placed on her license.

**ORDERED** that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: **SIGNATURE ON FILE**

Donna Horgan, Chair

**SIGNATURE ON FILE**

~~AGREED~~  
~~Troyce Gatewood~~  
Respondent

Date

4/15/24