

BEFORE THE MARYLAND REAL ESTATE COMMISSION

IN THE MATTER OF \*  
THE CLAIM OF ANNONG PHANN \*  
AGAINST THE MARYLAND \* Case No. 513-RE-2015 GF  
REAL ESTATE COMMISSION \*  
GUARANTY FUND \*  
RESP: KENNETH WILDER- JONES \*  
LICENSE NO: 05 654568 \*

\*\*\*\*\*

PROPOSED ORDER

Upon a review of the available evidence, the Commission concludes that the Claimant has established a valid claim against the Maryland Real Estate Commission Guaranty Fund. It has been established that the Claimant retained Respondent to provide property management services. The Respondent failed to submit the April 2015 rental payment of \$1,350.00 when Claimant requested the payment. Therefore because of this the Claimant is entitled to reimbursement under The Annotated Code of Maryland, Business Occupations and Professions Article, Title 17, Section 505. It has further been established that, as a result of the actions by the Respondent, the Claimant has sustained an actual loss in the amount of One Thousand Three Hundred Fifty Dollars and no cents (\$1,350.00). Accordingly, the Commission hereby awards the Claimant \$1,350.00, from the Maryland Real Estate Commission Guaranty Fund, and Orders that:

1. Pursuant to Business Occupations and Professions Article 17, Section 412(a) any real estate licenses held by the Respondent are suspended and the Respondent is ineligible for any real estate license until the Respondent has repaid any money paid from the Real Estate Guaranty Fund with 12% annual interest pursuant to this Order, under Code of Maryland Regulations 09.11.01.23A.

2. The records and public records of the Maryland Real Estate Commission will reflect this decision.

3. This decision is a proposed decision only and may be challenged by either the Claimant or the Respondent. If either party disagrees with this Proposed Order they may file written exceptions with the Commission. Any exceptions must be in writing addressed to the Executive Director signed below, Maryland Real Estate Commission, 500 N. Calvert Street, 3rd Floor, Baltimore, Maryland 21202 and must be received within thirty (30) days of receipt of this decision. If neither party files written exceptions, this proposed decision will become final at the end of the thirty (30) day period, and effective thirty (30) days thereafter.

10/22/15  
\_\_\_\_\_  
Date

MARYLAND STATE  
REAL ESTATE COMMISSION

**SIGNATURE ON FILE**

By: \_\_\_\_\_  
Katherine F. Connelly,  
Executive Director

CERTIFIED MAIL - RETURN RECEIPT REQUESTED  
FIRST CLASS MAIL

October 22, 2015

Annong Phann  
13050 Town Commons Drive  
Germantown, Maryland 20874

**RE: Annong Phann vs. Kenneth Wilder-Jones**  
**Case No: 513-RE-2015 GF**

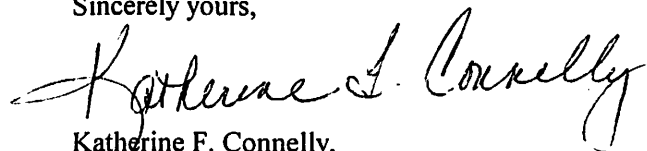
Dear Ms. Phann:

Enclosed is a copy of a Proposed Order resulting from the claim filed in the above-referenced case against the Maryland Real Estate Guaranty Fund. Any party has the right, within thirty (30) days after the date of personal service or certified mail receipt of the Proposed Order, to file written exceptions to the proposed order. If any party elects this option in a timely manner, the Commission shall schedule a hearing on the claim.

If exceptions are not filed by anyone, the Order will become final at the end of the thirty (30) day period, and shall become effective thirty (30) days thereafter. The additional thirty (30) days are for the purpose of allowing time for a party to file an appeal in a court of law. When the Order becomes final, at the end of the sixty (60) day period for exceptions and appeals, a release and assignment form for the monetary award will be sent to the Claimant. The Commission, once it receives the completed form, sends it to our Fiscal Department. The award will be processed after that and ultimately sent to the Claimant from the State Treasury in Annapolis.

Pursuant to section 17-411 of the Business Occupations and Professions Article of the Annotated Code of Maryland, and the Code of Maryland Regulations (COMAR) 09.11.01.23A, the licensee must reimburse the Fund in full for the amount paid plus 12% interest. If reimbursement is not made, either the Commission or the State Central Collection Unit (as assignee of the Commission) may bring an action for the amount to be reimbursed. If you have any questions, please call the Commission at the number below.

Sincerely yours,



Katherine F. Connelly,  
Executive Director

KFC/bai

Enclosures

cc: Kenneth Wilder- Jones, Respondent ( via Certified and First Class Mail)