

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY :  
PROCEEDINGS AGAINST :  
: FINAL DECISION AND ORDER  
: LS0305227REB  
DANIEL L. OLESTON and :  
SKANDIA REALTY, INC., D/B/A :  
CENTURY 21 SKANDIA REALTY, INC. :  
Respondents. :

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The parties to this action for the purposes of Wis. Stats. sec. 227.53 are:

Daniel L. Oleston  
822 E. Geneva Street  
Delavan, WI 53115

Skandia Realty, Inc.  
d/b/a Century 21 Skandia Realty, Inc.  
822 E. Geneva Street  
Delavan, WI 53115

Real Estate Board  
P.O. Box 8935  
Madison, WI 53708-8935

Department of Regulation and Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

#### FINDINGS OF FACT

1. **Daniel L. Oleston**, date of birth 11/26/62, is licensed in the State of Wisconsin as a real estate broker having license # 90-48174. Oleston's license was first granted to him on 10/11/95. Oleston's most recent address on file with the Department of Regulation and Licensing is 822 E. Geneva Street, Delavan, WI 53115.
2. **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, is a licensed real estate business entity, having license #91-834789, first issued on 10/27/95.
3. Oleston was at all times relevant to the facts herein, the owner and broker of Skandia Realty, Inc., d/b/a Century 21 Skandia Realty, Inc., a licensed real estate company, located at 822 E. Geneva Street, Delavan, WI 53115.
4. Jennifer Ward was employed by Oleston at Skandia Realty, Inc., d/b/a Century 21 Skandia Realty, Inc., as a real estate sales person for approximately seven years, beginning on or about 1994.
5. Jennifer Ward's real estate salesperson license #94-44217 expired on January 1, 2001, and was not renewed thereafter.
6. Jennifer Ward continued to work as a real estate salesperson for Skandia Realty, Inc., d/b/a/ Century 21 Skandia Realty, Inc., after her license had expired.
7. Jennifer Ward ended her employment with Skandia Realty, Inc., d/b/a Century 21 Skandia Realty, Inc., on December 31, 2001, and is no longer working in real estate sales.

#### **CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter, pursuant to Sec. 452.14, Wis. Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation, pursuant to Sec. 227.44(5), Wis. Stats.
3. Respondent **DANIEL L. OLESTON** has violated Sec. 452.12(3), Stats., by the conduct described in the Findings of Fact herein.
4. Respondent **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, has violated Wis. Admin. Code RL 17.07 by the conduct described in the Findings of fact herein.

## ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that **DANIEL L. OLESTON** LICENSE No, 90-48174 be, and hereby is **Reprimanded**.

IT IS FURTHER ORDERED, that **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, license No. 91-834789 be, and hereby is, **Reprimanded**.

IT IS FURTHER ORDERED, that Respondents **DANIEL L. OLESTON** and **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, shall pay a forfeiture in the amount of \$500.00 and partial costs of \$150.00, within 60 days of the date of this Order by making payment of the same to the Department Monitor, Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event that the Respondent **DANIEL L. OLESTON** and **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, fails to pay the forfeiture and partial costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondents, the business entity license of **SKANDIA REALTY, INC., D/B/A CENTURY 21 SKANDIA REALTY, INC.**, shall be suspended without further hearing and Order of the Board, and said suspension shall continue until the Board Order of Compliance has been made.

IT IS FURTHER ORDERED, that file 02REB 008 is hereby closed.

Dated this 22<sup>nd</sup> day of May, 2003.

**WISCONSIN REAL ESTATE BOARD**

By: Richard Kollmansberger

A member of the Board

5-22-03

Date