

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
RYAN J. LEAVER, D/B/A	:	LS0502247REB
MADISON REALTY,	:	
RESPONDENT.	:	

The parties to this action for the purposes of Wis. Stat. § 227.53 are:

Ryan J. Leaver
d/b/a Madison Realty
2361 Chalet Gardens Road
Madison, WI 53711

Division of Enforcement
Department of Regulation and Licensing
1400 East Washington Avenue
P.O. Box 8935
Madison, WI 53708-8935

Wisconsin Real Estate Board
Department of Regulation & Licensing
1400 East Washington Avenue
P.O. Box 8935
Madison, WI 53708-8935

PROCEDURAL HISTORY

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 Wisconsin Real Estate Board (“Board”). The Board has reviewed the attached Stipulation and considers it acceptable.

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

FINDINGS OF FACT

1. Ryan J. Leaver, d/b/a Madison Realty (“Leaver”), DOB 09/26/76, is duly licensed as a real estate broker in the state of Wisconsin having license #90-48943. This license was first granted to him on 04/23/97.
2. Leaver’s most recent address on file with the Wisconsin Department of Regulation & Licensing (“the Department”) is 2361 Chalet Gardens Road, Madison, WI 53711.
3. On or about April 27, 2004, Leaver was convicted of unlawful use of a telephone—threatens harm, as a habitual criminal, in the Circuit Court for Dane County, Wisconsin. A judgment of conviction was entered on September 16, 2004. A true and correct copy of the Criminal Complaint and Judgment of Conviction is attached as Exhibit A, and is incorporated by reference into this document
4. Leaver failed to report this conviction to the Department and did not provide a copy of the criminal complaint

and the judgment of conviction to the Department within 30 days after the judgment of conviction, as required by Wis. Admin. Code § RL 24.17(1).

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. Pursuant to Wis. Admin. Code § RL 24.01, the rules in Wis. Admin. Code ch. RL 24 define the conduct that may result in board discipline pursuant to Wis. Stat. § 452.14.

3. By engaging in the conduct described above in paragraph 4 of the Findings of Fact, Leaver has violated Wis. Admin. Code § RL 24.17(1) by failing to provide the Department with a copy of the criminal complaint and judgment of conviction within 30 days after the judgment of conviction was entered.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.
2. Respondent Ryan J. Leaver, license #90-48943, be, and hereby is, REPRIMANDED.

IT IS FURTHER ORDERED that:

3. Respondent Ryan J. Leaver, shall, within 90 days of the date of this Order, pay COSTS of this matter in the amount of \$ 300.00.

Payment shall be made payable to the Wisconsin Department of Regulation and Licensing, and mailed to:

Department Monitor
Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935
Madison, WI 53708-8935
Telephone (608) 267-3817
Fax (608) 266-2264

4. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent Ryan J. Leaver's license. The Board, in its discretion, may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondent Ryan J. Leaver fails to timely submit payment of the costs as set forth above, Respondent Ryan J. Leaver's license (#90-48943) SHALL BE SUSPENDED, without further notice or hearing, until Respondent Ryan J. Leaver has complied with the terms of this Order.

5. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE BOARD

By: Richard Kollmansberger
A Member of the Board

2-24-05
Date

[\[smg1\]](#) This should be deleted/ changed to a blank

[\[smg2\]](#) This section should be the standard summary suspension provision: **Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order.** Where the terms of discipline consist of a forfeiture, costs or continuing education, alternative "self-effectuating" language should be utilized. E.g.: **In the event Respondent fails to timely submit any payment of the forfeiture as set forth above, the Respondent's license(#1550) SHALL BE SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of this Order.**