

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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**STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD**

**IN THE MATTER OF
DISCIPLINARY PROCEEDINGS AGAINST**

**THOMAS L. DALEBROUX and
TITLETOWN REALTORS INC.,
RESPONDENTS.**

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FINAL DECISION AND ORDER

ORDER 0001223

Division of Enforcement Case File No. 09 REB 096

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

Thomas L. Dalebroux
2722 Van Beek Road
Green Bay, Wisconsin 54311

Titletown Realtors Inc.
2650 South Ashland Avenue
Green Bay, Wisconsin 54304

Real Estate Examining Board
Post Office Box 8935
Madison, Wisconsin 53708-8935

Department of Safety and Professional Services
Division of Enforcement
Post Office Box 8935
Madison, Wisconsin 53708-8935

PROCEDURAL HISTORY

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

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

FINDINGS OF FACT

1. Thomas L. Dalebroux (Date of Birth of June 14, 1951) is duly licensed to practice as a Real Estate Broker in the state of Wisconsin (license number 90-44129). This license was first granted on November 7, 1990, and is current until December 14, 2012. From December 15, 2010, through January 17, 2011, Mr. Dalebroux's Real Estate Broker's license was expired. The last address Mr. Dalebroux reported to the Department of Safety and Professional Services (hereinafter

“Department”) is 313 Windward Road, Green Bay, Wisconsin 54302. The Department has learned that Mr. Dalebroux’s present address is 2722 Van Beek Road, Green Bay, Wisconsin 54311.

2. Thomas L. Dalebroux is identified in Department records as the owner and broker in charge of Titletown Realtors Inc. (Titletown). Titletown was duly licensed as a Real Estate Business Entity in the state of Wisconsin (license number 91-28543). That license was first granted on March 17, 1983, and expired on December 14, 2010. From December 15, 2008, through June 3, 2010, the Real Estate Business Entity license of Titletown was expired. The last address Titletown reported to the Department was 2650 South Ashland Avenue, Green Bay, Wisconsin 54304.

3. According to Department records, Mr. Dalebroux was the broker in charge of Titletown from November 7, 1990, through December 14, 2010. According to Department Records, Mr. Dalebroux was the President of Titletown from August 31, 2008, through December 14, 2010. Mr. Dalebroux has told the Department that he was sole owner of Titletown from August 31, 2007, onwards.

4. From December 15, 2008, through June 3, 2010, Mr. Dalebroux practiced real estate while the Real Estate Business Entity license of Titletown was expired.

5. From December 15, 2008, through June 3, 2010, Titletown practiced real estate while its Real Estate Business Entity license was expired.

6. In resolution of this matter, Thomas L. Dalebroux and Titletown Realtors Inc., consent to the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction over this matter, pursuant to Wis. Stat. Sec. 440.20.

2. The Wisconsin Real Estate Examining Board is authorized to enter into the attached stipulation, pursuant to Wis. Stat. Sec. 227.44(5).

- a. By practicing real estate while its Real Estate Business Entity license was expired, Titletown Realtors, Inc. violated Wis. Stat. Sec. 425.12(5)(b), if an application for renewal is not filed with the Department on or before the renewal date, the applicant may not engage in any of the activities covered by the license until the license is renewed or a new license is issued.
- b. By failing, as broker in charge, to ensure that Titletown Realtors Inc., was properly licensed, and for his practice of real estate while the Real Estate Business Entity license of Titletown Realtors, Inc. was expired, Thomas L. Dalebroux has violated Wis. Stat. Sec. 452.14(3)(i), for demonstrating incompetency to act as a broker in a matter which safeguards the interest of the public.

- c. Wis. Stat. Sec. 452.14(3)(L) states that the Board may revoke, suspend, or limit any broker's license or reprimand the holder of the license if it finds that the broker has violated any provision of this chapter. Mr. Dalebroux has violated Wis. Stat. Sec. 452.14(3)(i).
- d. Wis. Admin. Code Sec. RL 24.17(3), licensees shall not violate ch. 452 of the Wisconsin Statutes and chapters RL 11 to 26, of the Wisconsin Administrative Code.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that the Real Estate Broker license of Thomas L. Dalebroux (license number 90-44129) and the Real Estate Business Entity license of Titletown Realtors Inc. (license number 91-28543) shall be **REPRIMANDED**.

IT IS FURTHER ORDERED that Thomas L. Dalebroux shall pay a forfeiture of FIVE HUNDRED dollars (\$500.00) and costs of the investigation and prosecution of this matter, in the amount of EIGHT HUNDRED dollars (\$800.00).

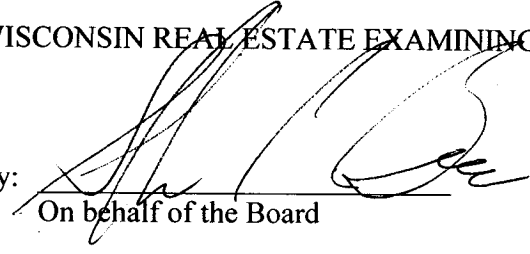
Payment shall be made within 120 days of the effective date of this Order by *certified check or money order*, payable to the Wisconsin Department of Safety and Professional Services and sent to:

Department Monitor
Division of Enforcement
Department of Safety and Professional Services
1400 East Washington Avenue
Post Office Box 8935
Madison, Wisconsin 53708-8935
Telephone (608) 267-3817
Fax (608) 266-2264

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 Thomas L. Dalebroux' license to practice as a Real Estate Broker in the state of Wisconsin (license number 90-44129). The Real Estate Examining 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 Thomas L. Dalebroux fails to timely submit payment of the forfeiture and the partial costs as set forth above, Thomas L. Dalebroux' license to practice as a Real Estate Broker in the state of Wisconsin (license number 90-44129) may, in the discretion of the Real Estate Examining Board or its designee, be SUSPENDED, without further notice or hearing, until Thomas L. Dalebroux has complied with payment of the forfeiture and partial costs.

This Order shall become effective upon the date of its signing.

WISCONSIN REAL ESTATE EXAMINING BOARD

By: 
On behalf of the Board

11-16-11
Date