

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

MICHAEL J. BARON, AND  
MIKE & MIKE'S, INC. DBA PMI OF  
GREATER MILWAUKEE,  
RESPONDENTS.

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FINAL DECISION AND ORDER

**ORDER 0008705**

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Division of Legal Services and Compliance Case No. 21 REB 013

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

Michael J. Baron  
Muskego, WI 53150

Mike & Mikes, Inc. dba PMI of Greater Milwaukee  
New Berlin, WI 53151

Wisconsin Real Estate Examining Board  
P.O. Box 8366  
Madison, WI 53708-8366

Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190  
Madison, WI 53707-7190

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 Real Estate Examining Board (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, Conclusions of Law, and Order.

FINDINGS OF FACT

1. Respondent Michael J. Baron (Year of Birth 1975), is licensed in the state of Wisconsin as a real estate broker, having license number 55280-90, first issued on August 27, 2008 and current through December 14, 2024. Respondent Michael Baron's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Muskego, Wisconsin 53150.

2. Respondent Mike & Mikes, Inc. dba PMI of Greater Milwaukee (PMI), is licensed in the state of Wisconsin as a real estate business entity, having license number 937681-91, first issued on February 9, 2015 and current through December 14, 2024. Respondent PMI's most recent address on file with the Department is in New Berlin, Wisconsin 53151.

3. Respondent Baron is identified in Department records as the responsible licensee in charge of Respondent PMI. Respondent Baron admitted during the course of the investigation that he is responsible for reviewing all property management agreements and leases prior to them being submitted to the other party for signature.

4. On January 25, 2021, the Department received a complaint alleging that Respondents provided deficient property management services. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 21 REB 013 for investigation.

5. On June 2, 2020, the Complainant and Respondents entered into a property management agreement in which Respondents were to manage the Complainant's rental property. The agreement was never signed by Respondents, however, and the blank signature line on the document indicated that an unlicensed person (Property Manager H) was expected to sign it on Respondents' behalf.

6. On July 8, 2020, Property Manager H emailed a copy of the proposed lease to a prospective tenant for electronic signature. However, the tenant never returned a signed copy of the lease, and Property Manager H erroneously believed that the lease had been properly signed and executed.

7. On July 17, 2020, the tenant moved into the Complainant's rental property without a signed lease.

8. On October 2, 2020, the Complainant was granted access to Respondent PMI's online "owner's portal" and discovered that the signed lease and addendums were not listed in the documents section of the site.

9. On October 13, 2020, the Complainant asked Property Manager H for a copy of the signed and completed lease, which Property Manager H stated was not available due to technical issues the tenant had with signing the lease.

10. On October 26, 2020, the Complainant contacted Respondent Baron to inquire as to why there was not a signed and completed lease for the property.

11. The tenant and Respondent PMI did not execute a lease until November 11, 2020, nearly five months after the tenant had moved into the property and over two weeks after Respondent Baron was informed of the issue. The lease was signed by the tenant, and Property Manager H signed for Respondents as the "Owner/Agent for Owner".

12. In resolution of this matter, Respondents consent to the entry of the following Conclusions of Law and Order.

### CONCLUSIONS OF LAW

1. The 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. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code REEB § 24.17(3) by authorizing an unlicensed individual to sign both a lease and a property management agreement on their behalf, therefore aiding and abetting unlicensed real estate practice pursuant to Wis. Stat. § 452.03(1).

3. By the conduct described in the Findings of Fact, Respondents violated Wis. Stat. § 452.133(1)(b) by failing to provide brokerage services with reasonable skill and care pursuant to Wis. Stat. § 452.133(4m)(a).

4. As a result of the above conduct, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(i) and (L).

### ORDER

1. The attached Stipulation is accepted.

2. Respondent Michael J. Baron is REPRIMANDED.

3. Respondent Mike & Mikes, Inc. dba PMI of Greater Milwaukee is REPRIMANDED.

4. Respondent Michael J. Baron shall pay a FORFEITURE in the amount of \$1,000.00.

5. Respondent Michael J. Baron's license to practice as a real estate broker in the state of Wisconsin (license number 55280-90), is also LIMITED as follows:

- a. For a period of one (1) year, Respondent Michael J. Baron shall engage the services of a Wisconsin licensed real estate broker, to be approved by the Board or its designee, to review each completed property management agreement or lease that Respondents execute to ensure that the documents are properly completed.
- b. The licensed real estate broker engaged by Respondent shall provide quarterly written reports to the Board or its designee assessing the quality of Respondent's documents.

6. Respondent Michael J. Baron's license to practice as a real estate broker in the state of Wisconsin (license number 55280-90), is further LIMITED as follows:

- a. Within ninety (90) days of the date of this Order, Respondent Michael J. Baron shall at his own expense successfully complete one (1) course on the topic of property management, and one (1) course on the topic of contracts, offered by a

provider pre-approved by the Board monitoring liaison, including taking and passing any exam offered for the courses.

- b. Respondent Michael J. Baron shall submit proof of successful completion of the education in the form of verification from the institution providing the education to the Department Monitor at the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or Department, and also may not be used in future attempts to upgrade a credential in Wisconsin.

7. Within ninety (90) days from the date of this Order, Respondent Michael J. Baron shall pay COSTS of this matter in the amount of \$1,993.

8. Any requests, petitions, payments of forfeiture and costs (made payable to Department of Safety and Professional Services), and other information required by this Order shall be submitted to:

Department Monitor  
Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190, Madison, WI 53707-7190  
Telephone (608) 266-2112; Fax (608) 266-2264  
DPSMonitoring@wisconsin.gov

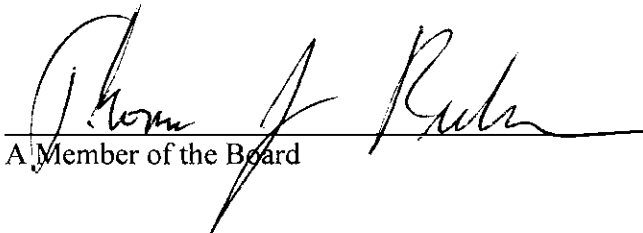
Respondent may also submit this information online at: <https://dpsmonitoring.wi.gov>

9. In the event Respondents violate any term of this Order, Respondents licenses (numbers 55280-90 and 937681-91), or Respondents' right to renew their licenses, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondents have complied with the terms of the Order. The Board may, in addition and/or in the alternative refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

By:

  
A Member of the Board

8/17/23  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

MICHAEL J. BARON, AND  
MIKE & MIKE'S, INC. DBA PMI OF  
GREATER MILWAUKEE,  
RESPONDENTS.

STIPULATION

ORDER 0008705

Division of Legal Services and Compliance Case No. 21 REB 013

Michael J. Baron, and Mike & Mikes, Inc. dba PMI of Greater Milwaukee (Respondents) and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondents consent to the resolution of this investigation by Stipulation.

2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:

- the right to a hearing on the allegations against Respondents, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondents;
- the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
- the right to testify on Respondents' own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- all other applicable rights afforded to Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation. Respondents are represented by Attorney David Espin.

4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

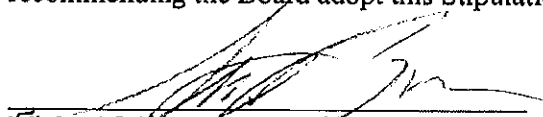
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division

of Legal Services and Compliance for further proceedings. In the event that the Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

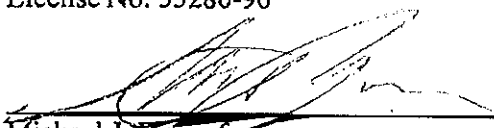
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents or Respondents' attorney, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondents are informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

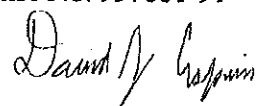
8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

  
Michael J. Baron, Respondent  
Muskego, WI 53150  
License No. 55280-90

6-29-23  
Date

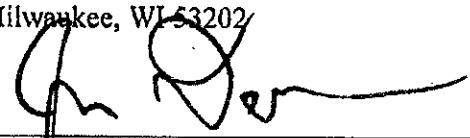
  
Michael J. Baron for  
Mike & Mike's, Inc., dba PMI of Greater Milwaukee, Respondent  
New Berlin, WI 53151  
License No. 937681-91

6-29-23  
Date

  
David Espin, Attorney for Respondents  
Petrie + Pettit  
250 E. Wisconsin Avenue, Suite 1000  
Milwaukee, WI 53202

06/30/2023

Date

  
Jon Derenne, Prosecuting Attorney  
Department of Safety and Professional Services  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

6/30/2023  
Date