



Occupational and Professional Licensing

District of Columbia Real Estate Commission

September 8, 2026

Meeting Minutes

****This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, September 8, 2026, at 10:00 am via hybrid.

The meeting was called to order by Edward Downs, Chair, at 10:04 am, and attendance was taken.

Attendance

Board Members Present: Edward Downs, Elizabeth Blakeslee, Ericka Black, Monique Owens, Carol Calomiris, Damayra Moses-Perez, and David Bediz

Board Members Absent: Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, and Kevin Cyrus, Education Coordinator, Occupational and Professional Licensing Division

Legal Counsel: Jessica Rice, Kiyana Rayfield, and Taylor Coleman

Public Members: Kathleen Dartez, Dennis Obigwe, Victor Pena, RJ Gallegos, Kathlyn Taylor, Andre McDuffee, and Kimberly Brown

Agenda Item: Comments from the Public

Kathleen Dartez, GCAAR, stated that she is willing to work with the Commission on its review of law and rule provisions governing real estate practices in the District of Columbia.

Agenda Item: Executive Session

At approximately 10:58 am, the following motion was made:



Upon a motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 12:25 pm.

Agenda Item: Draft Minutes, July 14, 2026

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the draft minutes dated July 14, 2026.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Owens, the Commission voted unanimously to approve the September 8, 2026, Application List administratively approved by OPL staff, attached hereto and made a part of the September 8, 2026, minutes.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to issue a formal reprimand, \$2500 civil fine, and offer a consent order to Traci Miller (PM500912) reinstatement application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to approve Dennis Obigwe (SP40004691) reciprocity application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to approve Tricia Gonzalez (BR40000549) reciprocity application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to issue a formal reprimand, \$2500 civil fine, and offer a consent order to David Sidorsky (PM200201408) reinstatement application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to approve Desmond Adams-Swanson (PM40000807) application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to amend consent order and reduce civil fine to \$2500 to Penn Premier Real Estate Group LLC (REO98372380) reinstatement application.



Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to issue a formal reprimand, \$2500 civil fine, and offer a consent order to Carlos Espinoza (SP98369721) reinstatement application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to approve Terrie Branch (SP40004738) application.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted unanimously to send letter of acknowledgement to John Wohlevel broker.

Agenda Item: Legal Recommendations

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Maria del Rocio Escamilla vs Rita Hardy due to no violation of law.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Lorraine Lockett vs Trish Ofori due to the statute of limitation.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Gui Ma vs Streamline Property Management, L.L.C. due to no violation of law.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Plamen Nikolov vs Lauren Tawil due to no violation of law and refer to Consumer Protection Unit.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Christian Brooks vs Lauren Thompson and Michael McKay due to no violation of law.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to dismiss the complaint in the matter of Angelo Greco vs Jacques Edelin due to no violation of law and refer to Consumer Protection Unit for investigation of buyer's agent conduct.

Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Owens, the Commission voted unanimously to request respondent to attend pre-settlement conference in the matter of Tai Allen against Molly Branson.



Upon motion duly made by Ms. Moses Perez and properly seconded by Ms. Black, the Commission voted to issue an amended notice in the application of 1923 9th Street Condominium Association vs Jump Living DC LLC and Jackson Mosley.

Agenda Item: Education Committee Report

Upon motion duly made by Ms. Owens and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the September 8, 2026, minutes.

Agenda Item: Budget Update

The Commission was provided with the Guaranty and Education Fund budget as of August 31, 2026.

Upon motion duly made by Ms. Blakeslee and properly seconded by Mr. Bediz, the Commission voted unanimously to authorize funding for travel for any interested Commission member and staff to the Association of Real Estate License Law Officials (ARELLO) and Real Estate Educators Association (REEA); as well as sponsored events, such as Historic Preservation and core course offering.

Agenda Item: Correspondence

The Commission was notified of an upcoming summit with the Office of Tenant Advocacy that will be held on September 19th for Property Managers. Ms. Owens, Mrs. Price and Consumer Protection Unit manager Shakira Richardson will attend.

Agenda Item: Old Business

Commission held the core course offering at Martin Luther King Jr Library on July 23 and 24th which was a success. Received positive feedback from the attendees. The certificates of completion have been distributed to those that attended their respective courses.

Agenda Item: New Business

The Commission was notified that preparation is being made for the upcoming renewal cycle. Agency staff will begin working on the renewal applications for Property Manager, Real Estate Brokers and Real Estate Organizations.

Upon motion duly made by Ms. Calomiris and properly seconded by Ms. Owens, the Commission voted unanimously to approve implementing an attestation statement for the continuing education requirements for upcoming 2027 renewal cycle. An audit will be conducted of 5% of licensee renewal population.

Agenda Item: Next Meeting



The next scheduled regular meeting is October 13, 2026, via the Zoom platform.

Agenda Item: Adjournment

Upon motion duly made by Mr. Bediz and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 1:10 p.m.

Respectfully submitted,

Edward K. Downs

Edward Downs, Chair
Date: October 13, 2026

Recorder/transcriber: Stacey Price