

In The Matter of:

Paula Lyden (#1434835), Licensed Real Estate Salesperson / Respondent

WHEREAS Respondent Paula Lyden, a licensed Real Estate Salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq.; and

WHEREAS at all times relevant hereto, Respondent Paula Lyden was and continues to be licensed with Italski, LLC Striker Realty d/b/a Striker Realty whose main office is located at 918 North Wood Avenue, Linden, NJ 07036; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Lyden has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS the Commission and Respondent Lyden have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS, Respondent Lyden admits that she allowed her client access to a vacant commercial property which had no contents, by providing the potential lessor access via the lockbox code, thereby allowing the unit unescorted by a licensee; and

WHEREAS, Respondent Lyden was stuck in traffic and was five minutes away from the property when she provided the code. She arrived at the property after the potential lessor had gained access; and

WHEREAS, the potential lessor submitted a letter of intent to lease the property; and

WHEREAS, Respondent Lyden admits that she acted in violation of N.J.A.C. 11:5-6.4(a) by providing the lockbox code to a potential lessor without the permission of the property owner, thereby allowing the potential lessor to enter the property unattended by a licensee; and

WHEREAS Respondent Lyden acknowledges that she has been made aware of her right to a full and formal hearing on any violations which the Commission may allege she has committed and her right to have the advice of counsel on the matters to which this Consent Order pertains, she is knowingly and voluntarily waiving the right to a hearing and counsel; and

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Lyden agrees to pay a fine in the amount of \$2500.00; and it is further ordered and agreed that

Respondent Lyden shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;


Respondent Lyden agrees to take an additional 6 hour continuing education course in the area of agency which will not count towards the continuing education requirement for license renewal within ninety days of the approval of this consent order;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 12th day of June, 2017

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on May 23, 2017; and

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.;


Patrick J. Mullen
Director of Banking

RESPONDENT CERTIFICATION

I, Paula Lyden, hereby certify that

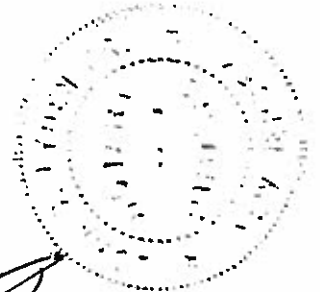
1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order


Consented to as to
Form, Content and Entry

Dated: 4/17/17



Paula Lyden, Respondent




JOHN S. LYDEN JR.
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50010411
MY COMMISSION EXPIRES MAY 1, 2020

File # 100h4775