

STATE OF NEW YORK
DEPARTMENT OF STATE
OFFICE OF ADMINISTRATIVE HEARINGS

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In the Matter of the Complaint of

**DEPARTMENT OF STATE
DIVISION OF LICENSING SERVICES,**

Complainant,

DECISION

Complaint No.: C170015

-against-

LISA BABLI,

Respondent.

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The above noted matter came on for hearing before the undersigned, Roger Schneier, on June 26, 2018 at the office of the Department of State located at 123 William Street, New York, New York.

The respondent failed to appear.

The complainant was represented by Jasmine Norman, Esq., appearing by video conference from the office of the Department of State at 99 Washington Avenue, Albany, New York.

COMPLAINT

The complaint alleges that the respondent real estate salesperson failed to provide evidence that prior to submitting her license application she completed the required qualifying education, and did not cooperate with the complainant's investigation of her application.

FINDINGS OF FACT

1) Notice of Hearing calendared for March 7, 2017 together with a copy of the Complaint was served by certified and regular mail addressed to the respondent at her last known business address and posted on December 22, 2017. The certified mail was delivered on December 27, 2018, and the regular mail was not returned by the Postal Service. A subsequent Notice of Adjournment was sent to the respondent at the same address by regular mail posted on March 13, 2017 and was not returned by the Postal Service (State's Ex. 1).

2) On July 23, 2016 the respondent was granted a license as a real estate salesperson in association with Ben Bay Realty Co., which license and association remains in effect (State's Ex. 2 and 3).

3) On February 3, 2017 the complainant sent the respondent an email requesting that she provide proof of completion of 75 hours of qualifying education. The respondent did not reply to either that email or a follow up email, both of which were sent to the email address which she provided when she applied for her license (State's Ex. 3).

OPINION AND CONCLUSIONS OF LAW

I- To obtain personal jurisdiction and bind the respondent to the agency decision the complainant must properly serve the respondent with notice of the hearing and a copy of the Complaint and afford her the opportunity to be heard. *See*, Siegel, New York Practice § 58 (4th ed. 2005). Notice of Hearing and a copy of the Complaint were served by certified and regular mail addressed to the respondent at her last known business address. The certified mail was delivered, and the regular mail was not returned by the Postal Service. A subsequent Notice of Adjournment sent to the same address by regular mail was also not returned.

Service properly made in a manner reasonably calculated to provide notice of the time, date, place, manner and nature of the proceedings is sufficient whether or not the opposing party actually receives the notice, see *Persad v Division of Licensing Services*, 63 DOS APP 09 (2009); *Pinger v Division of Licensing Services*, 23 DOS APP 07 (2007). As notice was properly served in this instance, and in fact actually received, the hearing was permissibly conducted in the absence of the respondent. *Patterson v Department of State*, 35 AD2d 616 (3d Dept. 1970); *Staley v Division of Licensing Services*, 14 DOS APP 01 (2001); *Department of State v Battista*, 05 DOS APP 11 (2011); *Roy Staley v Division of Licensing Services*, 14 DOS APP 01 (2001); *Matter of the Application of Rose Ann Weis*, 118 DOS 93 (1993).

II- The complaint alleges that the respondent violated Real Property Law (RPL) §441 (1) (c) by not supplying proof that she had completed 75 hours of qualifying education. That statute actually applies to real estate broker license applications by real estate salespersons, and provides a method to credit the salesperson's qualifying education to the fulfillment of the required real estate broker qualifying education requirement. It is RPL §441 (1-a) (d) which sets forth the requirement that an applicant for a license as a real estate salesperson provide proof of having completed 75 hours of qualifying education. The applicant has not provided such proof and, therefore has violated RPL §441 (1-a) (d).

III- Pursuant to RPL §442-e (5) a real estate salesperson is obligated to cooperate with the Department of State's investigations of possible license violations. The respondent did not respond to the complainant's inquiries about her qualifying education. That failure to respond constitutes a violation of the statute.

DETERMINATION

WHEREFORE, IT IS HEREBY DETERMINED THAT Lisa Babli has violated Real Property Law §§441 (1-a) (d) and 442-e (5), and accordingly, pursuant to Real Property Law §441-c, her license as a real estate salesperson, UID #10401291930, is suspended effective immediately and until such time as she produces proof satisfactory to the Department of State that prior to the submission of her original application for that license she completed the required 75 hours of real estate salesperson qualifying education, and until she shall have paid a fine of \$250.00. She is directed to send, as appropriate, her license certificate, pocket card, and salesperson's identification, or proof of completion of the qualifying education and a check or money order for the fine payable to "Secretary of State" to Norma Rosario, Department of State, Division of Licensing Services, One Commerce Plaza, 99 Washington Avenue, 5th Floor, Albany, New York 12231-0001. As an alternative to payment by check or money order, the fine may be paid by credit card using the form available at <http://www.dos.ny.gov/forms/licensing/1450-f-1-a.pdf>.

/s/

Roger Schneier
Administrative Law Judge

Dated: June 26, 2018