

DSPS Report September 2025

Board orders: May 29, 2025 – August 26, 2025

This report contains updates on activity at the Department of Safety and Professional Services (DSPS) and licensee discipline issued since May 29, 2025.

ORDERS AND DISCIPLINARY ACTIONS OF THE REAL ESTATE EXAMINING BOARD

In 2020 and reaffirmed in 2023, the WRA board of directors approved, in addition to a summary of facts and disciplinary orders relating to DSPS decisions, for the WRA's quarterly DSPS report to include the name, license number and municipality of real estate licensees disciplined by the Real Estate Examining Board (REEB) during a stated time frame. Therefore, the following DSPS report includes this information.

The following enforcement actions were collected from the DSPS website showing orders issued between May 29, 2025 – August 26, 2025.

See the [board order search](#) online. Orders can be searched by board, profession, name, location and dates. Each order summarized on the following pages contains a brief statement of the issue before the REEB and the REEB order. To see more information, click on the link for that order.

DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Reprimand:** A public warning of the licensee for a violation.
- **Limitation of license:** Imposes conditions and requirements upon the licensee, imposes restrictions on the scope of practice, or both.
- **Suspension:** Completely and absolutely withdraws and withholds for a period of time all rights, privileges and authority previously conferred by the credential.
- **Revocation:** To completely and absolutely terminate the credential and all rights, privileges and authority previously conferred by the credential.

NON-DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Administrative warning:** Issued if a violation is of a minor nature, a first occurrence and the warning will adequately protect the public. The issuance of an administrative warning is public, but the reason for issuance is not.
- **Remedial education order:** Issued when there is no reason to believe that the deficiency can be corrected with remedial education, while sufficiently protecting the public.

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Order Date Order Number	Respondent Location License Number	Issue	Order
6/26/2025 ORDER0020778	Jean-Philippe Buanton-Mendoza Madison, WI 90312-94	Licensee was convicted of a third Operating While Intoxicated.	Costs: \$440 Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact. Licensee shall provide a copy of the report to all employers or future employers.
6/26/2025 ORDER0020780	Casey Cybul Antioch, IL 73152-94	Licensee made many fundamental errors when filling out the offer and the buyer agency agreement in a transaction. Errors included failing to indicate who licensee represented, who will hold the earnest money, and no timeline for completion of well testing and well inspection.	Costs: \$625 Licensee must complete an education course on forms and provide proof of completing the course to the DSPS. If licensee violates the order, their license shall be suspended.
7/9/2025 ORDER0020657	Charles Hutchinson Elm Grove, WI 76346-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
6/26/2025 ORDER0020776	Michael Poe Milwaukee, WI 53534-90	Licensee failed to respond to REEB requests for information and held himself out as a broker for three years after his license expired.	Forfeiture: \$1,000 Costs: \$2,163
6/26/2025 ORDER0020777	David J. Arndt DeForest, WI 52372-90	Licensee misrepresented the square footage of his listed house by over 500 sq. ft.	Costs: \$494 Licensee must complete one education course on ethics and one course on advertising. The licensee must submit proof of completion to DSPS.
6/26/2025 ORDER0020779	Cary L. Cybul Antioch, IL 55636-90	Licensee failed to respond to the DSPS requests in a timely manner. Licensee's firm engaged in activities after failing to renew the license. Licensee failed to adequately review documents and allowed an agent to act on his own behalf without obtaining consent of all parties.	Costs: \$625 Licensee must complete one education course on forms.

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Order Date Order Number	Respondent Location License Number	Issue	Order
6/26/2025 ORDER0020871	Michael J. Coke DeForest, WI 53380-90	Licensee failed to respond to the DSPS requests in a timely manner. The DSPS was seeking information related to an MLS violation, and the licensee did not respond to requests for information.	Forfeiture: \$1,000 Costs: \$1,350
8/14/2025 ORDER0020166	Joseph D. Back Racine, WI 60309-90	Licensee requests reduction in the frequency of drug and alcohol screens.	Testing frequency is reduced to no less than 25 screens per year.
6/26/2025 ORDER0020777	Grizzly Financial LLC 701033-91	Supervising broker for firm misrepresented the square footage of his listed house by over 500 sq. ft.	Costs: \$494
6/26/2025 ORDER0020779	Results Realty USA LLC 936530-91	Licensee failed to respond to DSPS requests in a timely manner. Licensee's firm engaged in activities after failing to renew the license. Licensee failed to adequately review documents and allowed an agent to act on his own behalf without obtaining consent of all parties.	Costs: \$625
6/26/2025 ORDER0020781	Terra Firma Realty Inc. 936638-91	Licensee failed to respond to the DSPS requests in a timely manner. The DSPS was seeking information related to an MLS violation, and the licensee did not respond to requests for information.	Forfeiture: \$1,000