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FILED

MAY 21 2025

DEPARTMENT OF REAL ESTATE
By B. Nicholas

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13) No. H-3611 FR
14 DEMETRIUS ELIJAH COOPER,)
15) ACCUSATION
16 Respondent.)
17 _____)

18 The Complainant, RUBEN CORONADO, acting in his official capacity as a
19 Supervising Special Investigator of the State of California, for this Accusation against
20 DEMETRIUS ELIJAH COOPER ("Respondent"), is informed and alleges as follows:

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22 Respondent is presently licensed and/or has license rights under the Real Estate
23 Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real
24 estate broker.

25 2

26 On or about September 14, 2023, in the Superior Court of the State of California,
27 County of Kern, Case No. BF185481A, Respondent was convicted of violating Section 192(c)(1)
(vehicular manslaughter) of the California Penal Code, a misdemeanor and a crime that bears a
substantial relationship to the qualifications, functions or duties of a real estate licensee pursuant
to Section 2910, Title 10, Chapter 6, of the California Code of Regulations.

On January 24, 2025, a diligent search was made of the records of the Department of Real Estate ("Department") relating to Respondent's real estate broker license No. 01974439. No record or written notice was received within 30 days from Respondent notifying the Department, in writing, of any conviction, license disciplinary action, criminal complaint, information, or indictment charging a felony.

GROUND FOR DISCIPLINE

The facts alleged in Paragraph 2, above, constitute cause under Sections 490 (conviction of substantially related crime) and 10177(b) (conviction of substantially related crime) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

Respondent's failure to report the conviction to the Department, as described in Paragraph 3, above, violates Section 10186.2 (a) (conviction reporting requirements) of the Code, and constitutes cause under Section 10177(d) (willful disregard or violation of Real Estate Law) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

COST RECOVERY

The Department will seek to recover the costs of the investigation and prosecution of this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
2 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all licenses and license rights of Respondent under the Real Estate Law, for the
4 cost of investigation and enforcement as permitted by law, and for such other and further relief
5 as may be proper under other provisions of law.

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7 
8 RUBEN CORONADO
9 Supervising Special Investigator

10 Dated at Fresno, California,
11 this 14th day of May, 2025.
12

13 DISCOVERY DEMAND
14

15 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
16 Department hereby makes demand for discovery pursuant to the guidelines set forth in the
17 *Administrative Procedure Act*. Failure to provide Discovery to the Department may result in the
18 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
19 Administrative Hearings deems appropriate.
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