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FILED
SEP 24 2026
DEPT OF REAL ESTATE
By: [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against, BYRON JAMES MICHAEL ROSS, Respondent.	DRE No. H-05965 SD ACCUSATION

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against BYRON JAMES MICHAEL ROSS ("Respondent"), also known as Byron Michael Ross and Byron James Ross, alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate salesperson with Department of Real Estate ("Department") License ID 02127508. Respondent's responsible broker is eXp Realty of Southern California, Inc.

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CRIMINAL CONVICTION

3.

a. On or about November 27, 2023, in the Superior Court of California, County of San Diego, Case No. SCD301413, a felony complaint was filed against Respondent. Respondent was charged with driving under the influence of alcohol causing injury and hit and run with injury, felonies.

b. On or about April 24, 2024, in Case No. SCD301413, an amended felony complaint was filed against Respondent. Respondent was charged with driving under the influence of alcohol causing injury, hit and run with injury, driving under the influence of drugs causing injury, and driving under the influence of alcohol and drugs causing injury, felonies.

c. On or about April 29, 2024, in Case No. SCD301413, an Information was filed against Respondent. Respondent was charged with driving under the influence of alcohol causing injury, hit and run with injury, and driving under the influence of alcohol and drugs causing injury, felonies.

d. On or about June 18, 2025, in Case No. SCD301413, Respondent was convicted on a plea of guilty for violating Vehicle Code section 23153(a) (driving under the influence of alcohol causing injury), with an enhancement for personally inflicting great bodily injury on a person other than an accomplice pursuant to Penal Code section 1192.7(c)(8), and Vehicle Code section 20001(a) (hit and run with injury). Respondent's criminal charges were reduced to misdemeanors pursuant to Penal Code section 17(b)(4). The court suspended the imposition of sentence and placed Respondent on summary probation for three (3) years, under certain terms including in part, serving thirty (30) days in county jail, paying court fines, and completing a 3-month First Conviction Program and a DUI victim impact panel.

4.

The conviction, as described in Paragraph 3 above, bears a substantial relationship under Section 2910, Title 10, Chapter 6, of the California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

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5.

The crimes for which Respondent was convicted, as described in Paragraph 3 above, constitute cause under Code sections 490 and 10177(b) for the suspension or revocation of the license, endorsement, and license rights of Respondent under the Real Estate Law.

COSTS OF INVESTIGATION AND ENFORCEMENT

6.

California Business and Professions Code section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, 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.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of BYRON JAMES MICHAEL ROSS under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 24 day of September, 2026.

[redacted]

Veronica Kilpatrick
Supervising Special Investigator

cc: BYRON JAMES MICHAEL ROSS
eXp Realty of Southern California, Inc.
Veronica Kilpatrick
Sacto.