

DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 620-2072

FILED

JAN 21 2025

DEPT. OF REAL ESTATE

By: [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation against

ONERENT, INC. and
FRED GLICK, individually and as designated
officer of OneRent, Inc.,

Respondents.

DRE No. H-12730 SF
OAH No. 2024090419

**STIPULATION AND
AGREEMENT IN SETTLEMENT
AND ORDER**

It is hereby stipulated by and between Respondents ONERENT, INC. and FRED GLICK, individually and as designated officer of OneRent, Inc., (collectively "Respondents"), represented by attorney Harvey Rochman, in this matter, and the Complainant, acting by and through Lissete Garcia, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing the Accusation filed on May 28, 2024, with Department Case No. H-12730 SF ("Accusation") in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall

1 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and
2 Agreement in Settlement and Order ("Stipulation").

3 2. Respondents have received, read, and understand the Statement to Respondent, the
4 Discovery Provisions of the APA, and Accusation filed by the Department in this proceeding.

5 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the Government
6 Code for the purpose of requesting a hearing on the allegations in the Accusation. Respondents
7 hereby freely and voluntarily withdraw said Notice of Defense. Respondents acknowledge and
8 understand that by withdrawing said Notice of Defense, Respondents will thereby waive
9 Respondents' rights to require the Real Estate Commissioner ("Commissioner") to prove the
10 allegations in the Accusation at a contested hearing held in accordance with the provisions of the
11 APA and that Respondents will waive other rights afforded to Respondents in connection with
12 the hearing such as the right to present evidence in defense of the allegations in the Accusation
13 and the right to cross-examine witnesses.

14 4. This Stipulation is based on the factual allegations contained in the Accusation filed in
15 this proceeding. In the interest of expedience and economy, Respondents choose not to contest
16 these factual allegations, but to remain silent and understand that, as a result thereof, these
17 factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
18 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
19 such allegations.

20 5. This Stipulation and Respondents' decision not to contest the Accusation are made for
21 the purpose of reaching an agreed disposition of this proceeding and are expressly limited to this
22 proceeding and any other proceeding or case in which the Department, or another licensing
23 agency of this state, another state or if the federal government is involved and otherwise shall not
24 be admissible in any other criminal or civil proceedings.

1 6. It is understood by the parties that the Real Estate Commissioner may adopt the
2 Stipulation and Agreement as the Commissioner's Decision in this matter, thereby imposing the
3 penalty and sanctions on Respondents' real estate licenses and license rights as set forth in the
4 below "Order." In the event that the Commissioner in her discretion does not adopt the
5 Stipulation and Agreement, it shall be void and of no effect, and Respondents shall retain the
6 right to a hearing and proceeding on the Accusation under all the provisions of the APA and
7 shall not be bound by any admission or waiver made herein.

8 7. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to
9 this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further
10 administrative or civil proceedings by the Department of Real Estate with respect to any matters
11 which were not specifically alleged to be causes for accusation in this proceeding.

12 DETERMINATION OF ISSUES

13 By reason of the foregoing stipulation and agreement and solely for the purpose of
14 settlement of the pending Accusation without a hearing, it is stipulated and agreed that the
15 following determination of issues shall be made:

16 I.

17 The conduct, acts and/or omissions of Respondent ONERENT, INC. as set forth herein
18 above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses
19 and license rights of Respondent ONERENT, INC. pursuant to the provisions of Code section
20 10177, subdivision (g), for violation of Code section 10145 and Regulations of the Real Estate
21 Commissioner, Title 10, Chapter 6, California Code of Regulations ("Regulations") 2832.1,
22 2831, 2831.1, and 2831.2.

23 ///

24 ///

II.

The conduct, acts and/or omissions of Respondent FRED GLICK as set forth herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent FRED GLICK pursuant to the provisions of Code section 10177, subdivision (g), for violation of Code section 10159.2.

ORDER

I.

All licenses and licensing rights of Respondent ONERENT, INC. ("ONERENT") under the Real Estate Law are suspended for a period of thirty (30) days from the effective date of this Decision and Order; provided, however, that:

1. 30 days of said suspension shall be stayed, upon the condition that Respondent ONERENT petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty pursuant to Section 10175.2 of the Code at a rate of \$100.00 for each day of the suspension for a total monetary penalty of \$3,000.00.
 - a) **Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. Said check must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order. Payment of monetary penalty should not be made until the Stipulation has been approved by the Commissioner.**
2. No further cause for disciplinary action against the Real Estate licenses of Respondent ONERENT occurs within two (2) years from the effective date of the Decision and Order in this matter.

1 3. If Respondent ONERENT fails to pay the monetary penalty in accordance with the terms
2 and conditions of this Decision and Order, the suspension shall go into effect
3 automatically. Respondent ONERENT shall not be entitled to any repayment nor credit,
4 prorated or otherwise, for money paid to the Department under the terms of this Decision
5 and Order.

6 4. If Respondent ONERENT pays the monetary penalty and any other moneys due under
7 this Stipulation and Agreement and if no further cause for disciplinary action against the
8 real estate license of said Respondent occurs within two (2) years from the effective date
9 of this Decision and Order, the entire stay hereby granted pursuant to this Decision and
10 Order, as to said Respondent only, shall become permanent.

11 II.

12 All licenses and licensing rights of Respondent FRED GLICK ("GLICK") under the Real
13 Estate Law are suspended for a period of thirty (30) days from the effective date of this Decision
14 and Order; provided, however, that:

15 1. 30 days of said suspension shall be stayed, upon the condition that Respondent
16 GLICK petitions pursuant to Section 10175.2 of the Code and pays a monetary
17 penalty pursuant to Section 10175.2 of the Code at a rate of \$100.00 for each day
18 of the suspension for a total monetary penalty of \$3,000.00.

19 a. **Said payment shall be in the form of a cashier's check made payable to**
20 **the Department of Real Estate. Said check must be delivered to the**
21 **Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,**
22 **Sacramento, CA 95811, prior to the effective date of this Decision and**
23 **Order. Payment of monetary penalty should not be made until the**
24 **Stipulation has been approved by the Commissioner.**

- 1 2. No further cause for disciplinary action against the Real Estate licenses of
2 Respondent GLICK occurs within two (2) years from the effective date of the
3 Decision and Order in this matter.
- 4 3. If Respondent GLICK fails to pay the monetary penalty in accordance with the
5 terms and conditions of this Decision and Order, the suspension shall go into
6 effect automatically. Respondent GLICK shall not be entitled to any repayment
7 nor credit, prorated or otherwise, for money paid to the Department under the
8 terms of this Decision and Order.
- 9 4. If Respondent GLICK pays the monetary penalty and any other moneys due under
10 this Stipulation and Agreement and if no further cause for disciplinary action
11 against the real estate license of said Respondent occurs within two (2) years from
12 the effective date of this Decision and Order, the entire stay hereby granted
13 pursuant to this Decision and Order, as to said Respondent only, shall become
14 permanent.
- 15 5. All licenses and licensing rights of Respondent GLICK are indefinitely suspended
16 unless or until Respondent GLICK provides proof satisfactory to the
17 Commissioner, of having taken and successfully completed the continuing
18 education course on trust fund accounting and handling specified in paragraph (3)
19 of subdivision (a) of Section 10170.5 of the Business and Professions Code.
20 Proof of satisfaction of this requirement includes evidence that Respondent has
21 successfully completed the trust fund account and handling continuing education
22 course, no earlier than 120 days prior to the effective date of the Decision and
23 Order in this matter. **Proof of completion of the trust fund accounting and**
24 **handling course must be delivered to the Department of Real Estate, Flag**

1 Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
2 effective date of this Decision and Order.

3 III.


4 All licenses and licensing rights of Respondents ONE RENT, INC. and FRED GLICK
5 are indefinitely suspended unless or until Respondents pay, jointly or severally, the total sum of
6 \$2,849.75 for the Commissioner's reasonable cost of the investigation and enforcement which
7 led to this disciplinary action. Said payment shall be in the form of a cashier's check made
8 payable to the Department of Real Estate. The investigative and enforcement costs must be
9 delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,
10 Sacramento, CA 95811, prior to the effective date of this Decision and Order. **Payment of**
11 **investigation and enforcement costs should not be made until the Stipulation has been**
12 **approved by the Commissioner.**

13 IV.

14 Pursuant to Section 10148 of the Code, Respondents shall pay the Commissioner's
15 reasonable costs for any subsequent audit (said costs may not to exceed a maximum of
16 \$8,190.00) to determine if Respondents have corrected the violations found in the Determination
17 of Issues. In calculating the amount of the Commissioner's reasonable cost, the Commissioner
18 may use the estimated average hourly salary for all persons performing audits of real estate
19 brokers and shall include an allocation for travel time to and from the auditor's place of work.
20 **Respondents shall pay such cost within sixty (60) days of receiving an invoice therefore**
21 **from the Commissioner. Payment of any subsequent audit costs should not be made until**
22 **Respondents receive an invoice.** If Respondents fail to satisfy this condition in a timely manner
23 as provided for herein, Respondents' real estate licenses shall automatically be suspended until
24

1 payment is made in full, or until a decision providing otherwise is adopted following a hearing
2 held pursuant to this condition.

3 DATED: 11/12/2024


Lisette Garcia, Counsel
Department of Real Estate

4 * * *

5 EXECUTION OF THE STIPULATION

6 We have read this Stipulation and its terms are understood by us and are agreeable and
7 acceptable to us. We understand that we are waiving rights given to us by the California APA
8 (including, but not limited to, sections 11506, 11508, 11509, and 11513 of the Government
9 Code), and we willingly, intelligently, and voluntarily waive those rights, including the right of
10 requiring the Commissioner to prove the allegations in the Accusation at a hearing at which we
11 would have the right to cross-examine witnesses against us and to present evidence in defense
12 and mitigation of the charges.

13 Respondents can signify acceptance and approval of the terms and conditions of this
14 Stipulation and Agreement by electronically e-mailing a copy of the signature pages, as actually
15 signed by Respondents, to the Department. Respondents agree, acknowledge, and understand
16 that by electronically sending to the Department an electronic copy of Respondents' actual
17 signatures, as they appear on the Stipulation, that receipt of the emailed copy by the Department
18 shall be as binding on Respondents as if the Department had received the original signed
19 Stipulation.

20 By signing this Stipulation, Respondents understand and agree that Respondents may not
21 withdraw their agreement or seek to rescind the Stipulation prior to the time the Commissioner
22 considers and acts upon it or prior to the effective date of the Stipulation and Order.

23 Respondents' signatures below constitute acceptance and approval of the terms and conditions of
24

1 this Stipulation. Respondents agree, acknowledge, and understand that by signing this
2 Stipulation Respondents are bound by its terms as of the date of such signature and that this
3 agreement is not subject to rescission or amendment at a later date except by a separate Decision
4 and Order of the Real Estate Commissioner.

5 DATED: Nov-11-2024 | 10:17 AM
6 Respondent ONERENT, INC.

7 By (Printed Name):
8 Title: CEO

9 DATED: Nov-11-2024 | 9:38 AM PST
10 Respondent FRED GLICK

11 DATED: 11/12/24
12 Harvey Rochman, Esq.
13 Counsel for Respondents OneRent, Inc. and Fred Glick
14 Approved as to Form

15 * * *

16 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by
17 me as my Decision in this matter and shall become effective at 12 o'clock noon
18 on _____.

19 IT IS SO ORDERED _____

20 CHIKA SUNQUIST
21 REAL ESTATE COMMISSIONER

22 By: Marcus L. McCarther
23 Chief Deputy Real Estate Commissioner

1 this Stipulation. Respondents agree, acknowledge, and understand that by signing this
2 Stipulation Respondents are bound by its terms as of the date of such signature and that this
3 agreement is not subject to rescission or amendment at a later date except by a separate Decision
4 and Order of the Real Estate Commissioner.

5 DATED: _____

Respondent ONERENT, INC.

6 By (Printed Name): _____

7 Title: _____

8
9 DATED: _____

Respondent FRED GLICK

10
11 DATED: _____

Harvey Rochman, Esq.

Counsel for Respondents OneRent, Inc. and Fred Glick


Approved as to Form

12
13 * * *

14 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by
15 me as my Decision in this matter and shall become effective at 12 o'clock noon
16 on 2/20/2025

17
18 IT IS SO ORDERED 12/23/2024

19 CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

20
21 
22 By: Marcus L. McCarther
23 Chief Deputy Real Estate Commissioner
24