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FILED

MAY 18 2021

DEPT. OF REAL ESTATE

By John Aguirre

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-41953 LA
13 ANTOINE SAMIR BITAR,) ACCUSATION
14 Respondent.)
15)

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against ANTOINE SAMIR BITAR, a.k.a. "Antoine
18 Bitar" and "Antwon Bitar" ("Respondent"), alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
21 of California, makes this Accusation in her official capacity.

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of
24 Division 4 of the California Business and Professions Code ("Code"), as a real estate
25 salesperson (License ID 01997840). Respondent's license is set to expire on March 20, 2024,
26 unless renewed.

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ACCUSATION

(CRIMINAL CONVICTION)

3.

On or about November 13, 2020, in the Superior Court of California, County of Los Angeles, Case No. SA102230, Respondent was convicted, upon a no contest plea, of violating Penal Code section 245(a)(4) (assault with deadly weapon with great bodily injury), a misdemeanor. The court suspended the imposition of sentence and placed Respondent on summary probation for 36 months, under certain terms and conditions, including in part, 2 days in jail, 52 weeks of online domestic violence treatment program, and payment of fines, fees and restitution.

4.

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

5.

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

(FAILURE TO REPORT CONVICTION)

6.

Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor" to the Department of Real Estate ("Department") within thirty (30) days of the conviction. Respondent failed to report in writing to the Department the conviction described in Paragraph 3 above, within thirty (30) days of the conviction date.

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ACCUSATION

1 7.

2 Respondent's failure to timely report the conviction described in Paragraph 3
3 above constitutes cause under Section 10186.2 of the Code for the suspension or revocation of
4 the license and license rights of Respondent under the Real Estate Law.

5 (COSTS OF INVESTIGATION AND ENFORCEMENT)

6 8.

7 California Business and Professions Code section 10106, provides, in pertinent
8 part, that in any order issued in resolution of a disciplinary proceeding before the Department
9 of Real Estate, the Commissioner may request the administrative law judge to direct a licensee
10 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
11 of the investigation and enforcement of the case.

12 9.

13 These proceedings are brought under the provisions of Section 10100, Division
14 4 of the Business and Professions Code of the State of California and Sections 11500 through
15 11528 of the California Government Code.

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

21
22 Dated at Los Angeles, California

23 this 30th day of April, 2021.

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25
26 *Maria Suarez*

27 Maria Suarez
Supervising Special Investigator

ACCUSATION

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cc: ANTOINE SAMIR BITAR
Jesse Weinberg
Maria Suarez
Sacto.