


FILED

SEP 19 2023

DEPT. OF REAL ESTATE

By 

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-42673 LA
)
CESAR BADILLO,) A C C U S A T I O N
)
Respondent.)

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California for cause of Accusation against CESAR BADILLO aka aka Ceasar Badillo aka Cesar Sadillo ("Respondent") alleges as follows:

1.

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, makes this Accusation in his 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 as a real estate broker (license no. 01315999). Respondent has been licensed as a broker since on or about January 15, 2009. Previously, from on or about November 29, 2001 to January 14, 2009, Respondent was licensed as a salesperson. From on or about March 31, 2023 through the present, Respondent has been a broker associate for eXp Realty of Southern California, Inc.

1 (license no. 02187306). Previously, from on or about December 19, 2020 to March 31, 2023,
2 Respondent was a broker associate for Mulhearn Realtors, Inc. (license no. 00338699).

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4 (CRIMINAL CONVICTION)

5 3.

6 On or about September 26, 2022, in the Superior Court of California, County of
7 Orange, case no. 20NM02816, Respondent was convicted of violating California Penal Code
8 section 415(3) (use of offensive words in a public place which are inherently likely to provoke
9 an immediate violent reaction), a misdemeanor.¹ In part, Respondent was sentenced to serve
10 three (3) years of informal probation, complete eight (8) hours of community service, attend
11 and complete Domestic Violence Batterers' Treatment Program, comply with all terms of the
12 Protective Order, pay victim restitution, and pay various fines and fees. This crime is
13 substantially related to the qualifications, functions, or duties of a real estate licensee under
14 Section 2910, Title 10, Chapter 6, California Code of Regulations.

15 4.

16 The crime of which Respondent was convicted, as described in Paragraph 3,
17 above, constitutes cause under California Business and Professions Code sections 490 and
18 10177(b) for the suspension or revocation of the license and license rights of Respondent under
19 the Real Estate Law.

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21 (FAILURE TO REPORT CONVICTION)

22 5.

23 As of February 6, 2023, Respondent had failed to report the conviction, as
24 described in Paragraphs 3, above, to the Department of Real Estate.

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26 ¹ Respondent was initially charged with violating California Penal Code sections 273.5(a)
27 (domestic battery with corporal injury) and 591.5 (unlawfully and maliciously removing,
destroying, or damaging a wireless communication device with intent to prevent notifying law
enforcement), both misdemeanors.

1 6.

2 Respondent's failure to report the conviction constitutes cause under California
3 Business and Professions Code section 10186.2 for the suspension or revocation of the license
4 and license rights of Respondent under the Real Estate Law.

5 7.

6 These proceedings are brought under the provisions of Section 10100, Division
7 4 of the Business and Professions Code of the State of California and Sections 11500 through
8 11528 of the California Government Code.

9
10 (COSTS)

11 8.

12 California Business and Professions Code section 10106 provides, in pertinent
13 part, that in any order issued in resolution of a disciplinary proceeding before the department,
14 the Commissioner may request the administrative law judge to direct a licensee found to have
15 committed a violation of this part to pay a sum not to exceed the reasonable costs of
16 investigation and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
4 Division 4 of the California Business and Professions Code) of Respondent CESAR
5 BADILLO, for the cost of investigation and enforcement as permitted by law, and for such
6 other and further relief as may be proper under applicable provisions of law.

7 Dated at Los Angeles, California: September 18, 2023.

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10 Jason Parson
11 Supervising Special Investigator
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25 cc: CESAR BADILLO
26 eXp Realty of Southern California, Inc.
27 Jason Parson
Sacto.