DIANE LEE, Counsel (SBN 247222)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013

Telephone: (213) 576-6982
(Direct) (213) 576-6907

FILED

OCT 13 2025

DEPT. OF REAL ESTATE

By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	No. H-43200 LA
DEIVIDAS STROLE,	ACCUSATION
Respondent.	

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, acting in his official capacity, for cause of Accusation against Respondent DEIVIDAS STROLE aka David Strole ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, makes this Accusation in his official capacity.

2.

All references to the "Code" are to the California Business and Professions Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations unless otherwise specified.

///

///

(RESPONDENT'S LICENSE HISTORY)

3.

Respondent is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license number 01898986). Respondent was originally licensed as a real estate salesperson on or about November 22, 2011, and has been so licensed since then. Respondent's responsible broker was Roque & Mark Co., Inc. (license number 02186101) from on or about October 25, 2022 to September 30, 2024. Roque & Mark Co., Inc. has been licensed since on or about June 2, 2022. At all times of licensure, Marius Anthony Markevicius (license number 01264977) was the designated officer of Roque & Mark Co., Inc. Previously, Respondent's sponsoring broker was Albinas Markevicius (license number 00270969) from on or about December 1, 2011 to October 24, 2022.[1] Respondent has not had a responsible broker from on or about October 1, 2024 through the present.

(REAL ESTATE ACTIVITIES)

4.

At all times mentioned, in the County of Los Angeles, Respondent and Roque & Mark Co., Inc. engaged in the business of a real estate broker conducting licensed activities within the meaning of Code section 10131(b) ("[l]eases or rents or offers to lease or rent, or places for rent, or solicits listings of places for rent, or solicits for prospective tenants, or negotiates the sale, purchase, or exchanges of leases on real property, or on a business opportunity, or collects rents from real property, or improvements thereon, or from business opportunities").

///

///

///

[1] Albinas Markevicius is Marius Anthony Markevicius' father.

(FRAUD, DISHONEST DEALING, ETC.)

5.

From in or about 2000 to September 27, 2024, Respondent was a property management associate for Albinas Markevicius then for Roque & Mark Co., Inc., which was owned by the Markevicius family. As a property management associate, Respondent was responsible for processing work orders, hiring vendors and independent contractors, and information technology ("IT") services.

6.

From in or about 2019 to September 27, 2024, Respondent was the resident manager of 300 California Ave., Santa Monica, CA 90403. In or about 2019, Respondent signed as the sole renter and resident approved to live in Respondent's designated unit. However, Respondent fraudulently added his wife to the lease without the owner's knowledge or consent.

7.

From in or about January 2023 to September 2024, Respondent created fake work orders and submitted fraudulent work orders for payment for at least 34 rental properties. As a result, over $500,000 in trust funds were paid to Respondent and/or the contractors he hired for work that was not done and/or not needed. The independent contractors/handymen, include, but are not limited to, Kestutis "Kestas" Dvarvydis and Tomas Cevykinas.[2] Examples include, but are not limited to, the following:

///

///

///

///

///

[2] Neither Kestutis "Kestas" Dvarvydis nor Tomas Cevykinas is or was ever licensed with the Department of Real Estate in any capacity

8.

For a unit at 117 Pacific St., Santa Monica, CA 90405, Respondent approved the following invoices, but none of the work was requested and/or completed.

a. On or about August 29, 2023, Respondent approved an invoice charging $285 for replacing shower door rollers, reinstalling the kitchen faucet, and adjusting the mirror door.

b. On or about July 27, 2024, Respondent approved an invoice charging $285.00 for to fix kitchen drawers, snake the kitchen sink, and check pipes under the kitchen sink for leaks.

c. On or about August 16, 2024, Respondent approved an invoice charging $165.00 to replace the toilet wax and bolts and snake the vanity drain.

9.

For 1231 12th St., Unit E, Santa Monica, CA 90401, Respondent approved the following invoices but none of the work was requested and/or completed.

a. On or about December 19, 2023, Respondent submitted a work order to repair kitchen cabinets and drawers and a shower that drained slowly. That same day, Respondent approve an invoice to replace kitchen drawers, replace catchers in kitchen cabinet doors, and snake the shower drain for $394.00. This amount was paid by the property owner, but none of the work was requested and/or completed.

b. On or about August 7, 2024, Respondent submitted a work order to fix a loose, leaking toilet. That same day, Respondent approved an invoice for replacing the toilet wax ring for $248.00. This amount was paid by the property owner, but none of the work was requested and/or completed.

10.

On or about August 13, 2024, Respondent approved an invoice to replace the combo detector, remove debris from garbage disposal, and reattach the "kitchen sink drain pipes [and] replaced washers" at 1437 Brockton Ave., #6, Los Angeles, CA 90025, which is

studio apartment that does not have a kitchen, for $340.00. This amount was paid by the property owner, but none of the work was requested and/or completed.

11.

On or about September 5, 2024, Respondent approved an invoice to replace the shower valves washer set, snake the shower drain, and clean and disinfect the shower ceiling at 744 S. Windsor Blvd., Los Angeles, CA 90005 for $438.00. This amount was paid, but none of the work was requested and/or completed.

12.

In or about September 2024, Roque & Mark Co., Inc. and Marius Anthony Markevicius discovered Respondent's fraudulent activities described above.

(VIOLATIONS)

13.

The conduct, acts, and/or omissions of Respondent DEIVIDAS STROLE, as set forth in paragraphs 3 to 12, above, are in violation of Code sections 10176(a) (substantial misrepresentations), 10176(i) (fraud/dishonest dealing), 10177(d) (willful disregard or violation of Real Estate Law), 10177(g) (negligence and/or incompetence), and 10177(j) (fraud/dishonest dealing).

14.

Code section 10106 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 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 license(s) and/or license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) of Respondent DEIVIDAS STROLE, including, but not limited to, broker license(s) and salesperson license(s), the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under applicable provisions of law.

Dated at Los Angeles, California: October 13, 2025.

[redacted]
Ray Dagnino
Supervising Special Investigator

cc: Deividas Strole
Ray Dagnino
Sacto.