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FILED

FEB 05 2026

DEPT. OF REAL ESTATE

By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

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

This First Amended Accusation amends the Accusation filed on or about October 13, 2025. 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.

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(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. ("RMCI") (license number 02186101) from on or about October 25, 2022 to September 30, 2024. RMCI 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 RMCI. 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 RMCI 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").

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

(FRAUD, DISHONEST DEALING, ETC.)

5.

From in or about 2001 to September 27, 2024, Respondent was a property management assistant then associate for Albinas Markevicius then for RMCI, 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.

Lease

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 the designated unit. However, Respondent added his wife to the lease without the owner's knowledge and/or consent.

Computers and Other Office Supplies

7.

From at least December 2023 to June 2024, Respondent submitted fraudulent invoices to RMCI for payment for computer purchases, toner, and other office supplies by claiming the costs were higher than the actual costs. The claimed costs were more than $20,000 more than the actual costs. Below are some, but not all, of the fraudulent invoices.

8.

On or about December 24, 2023, Respondent submitted a fraudulent invoice to RMCI stating work computers cost approximately $1,102.45 and $1,102.45 when their actual costs were $671.42 and $668.12, respectively.

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9.

On or about January 31, 2024, Respondent submitted a fraudulent invoice to RMCI stating work computers cost approximately $1,323.01 and $1,323.01 when their actual costs were $824.68 and $782.78, respectively.

10.

On or about June 28, 2024, Respondent submitted a fraudulent invoice to RMCI stating work computers cost $1,433.19, $1,433.19, and $1,488.31 when their actual costs were $807.04, $764.98, and $1,025.32, respectively.

Work Orders

11.

From at least January 2023 to September 2024, Respondent created and submitted thousands of fake work orders for approximately 1,100 rental units for payments from RMCI that totaled over $820,000. 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] These fraudulent work orders include, but are not limited to, the following described below:

12.

a. 1437 Brockton Ave., #6, Los Angeles, CA 90025 is a studio apartment that has neither a kitchen nor a garbage disposal.

b. On or about February 6, 2023, Respondent created and submitted a work order to re-install the garbage disposal and remove debris from garbage disposal at 1437 Brockton Ave., #6, Los Angeles, CA 90025 for approximately $123.00. However, none of this work was requested by the tenant and/or completed.

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

c. On or about November 8, 2023, Respondent created and submitted a work order to clean the garbage disposal due to a jam and bad odor, rebuild the kitchen cabinet drawer, and reinstall sliding track at 1437 Brockton Ave., #6, Los Angeles, CA 90025 for approximately $325.00. However, none of this work was requested by the tenant and/or completed.

d. On or about August 13, 2024, Respondent created and submitted a work order to replace the combo detector, remove debris from the garbage disposal, and repair pipes under the kitchen sink at 1437 Brockton Ave., #6, Los Angeles, CA 90025 for approximately $340.00. However, none of this work was requested by the tenant and/or completed.

13.

On or about August 7, 2024, Respondent created and submitted a work order to fix the door (i.e., shave the door), locks, and drawers at 843 Euclid St., #105, Santa Monica, CA 90403 for approximately $205.00. However, none of this work was requested by the tenant and/or completed.

14.

On or about March 28, 2024, Respondent created and submitted a work order to replace a toilet valve flapper and smoke detector combo at 1011 19th St., Santa Monica, CA 90403 for approximately $295.00. However, none of this work was requested by the tenant and/or completed.

15.

On or about May 15, 2024, Respondent created and submitted a work order to snake a tub drain and snake a bathroom sink drain at 3008 Santa Monica Blvd., #205, Santa Monica, CA 90404 for approximately $230.00. However, none of this work was requested by the tenant and/or completed.

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16.

a. On or about June 28, 2024, Respondent created and submitted a work order to replace a bathroom ceiling fan, fix the front door lock, and repair cabinet doors and hinges in the bathroom at 843 18th St., #5, Santa Monica, CA 90403 for approximately $336.00. However, none of this work was requested by the tenant and/or completed.

b. On or about May 17, 2024, Respondent created and submitted a work order to replace three (3) windows sliding sets at 843 18th St., #5, Santa Monica, CA 90403 for approximately $251.00. However, none of this work was requested by the tenant and/or completed.

c. On or about November 14, 2023, Respondent created and submitted a work order to shave the bottom of the front door, adjust the front door's lock and latch, and adjust the bathroom door hinges at 843 18th St., #5, Santa Monica, CA 90403 for approximately $385.00. However, none of this work was requested by the tenant and/or completed.

17.

a. On or about March 12, 2024, Respondent created and submitted a work order to replace bathroom and kitchen flex lines and their aerators, screw drawer corners, and replace drawer sliding set at 2049 Butler Ave., Los Angeles, CA 90025 for approximately $343.00. However, none of this work was requested by the tenant and/or completed.

b. On or about April 18, 2024, Respondent created and submitted a work order to replace two (2) smoke detectors at 2049 Butler Ave., Los Angeles, CA 90025 for approximately $206.00. However, none of this work was requested by the tenant and/or completed.

c. On or about July 29, 2024, Respondent created and submitted a work order to replace a toilet wax ring at 2049 Butler Ave., Los Angeles, CA 90025 for approximately $248.00. However, none of this work was requested by the tenant and/or completed.

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18.

On or about May 23, 2023, Respondent created and submitted a work order to replace kitchen cabinet door hinges and a smoke detector at 117 Pacific St., #101, Santa Monica, CA 90405 for approximately $185.00. However, none of this work was requested by the tenant and/or completed.

19.

a. On or about August 29, 2023, Respondent approved a work order to replace shower door rollers, reinstall the kitchen faucet, and adjust the mirror door at a unit at 117 Pacific St., Santa Monica, CA 90405 for approximately $285. However, none of this work was requested by the tenant and/or completed.

b. On or about July 27, 2024, Respondent created and submitted a work order to fix kitchen drawers, snake the kitchen sink, and check pipes under the kitchen sink for leaks at a unit at 117 Pacific St., Santa Monica, CA 90405 for approximately $285.00. However, none of this work was requested by the tenant and/or completed.

c. On or about August 16, 2024, Respondent a created and submitted a work order to replace the toilet wax and bolts and snake the vanity drain at a unit at 117 Pacific St., Santa Monica, CA 90405 for approximately $165.00. However, none of this work was requested by the tenant and/or completed.

20.

a. On or about December 19, 2023, Respondent created and submitted a work order to repair kitchen cabinets and drawers and snake the shower drain because it drained slowly at 1231 12th St., Unit E, Santa Monica, CA 90401 for approximately $394.00. However, none of this work was requested by the tenant and/or completed.

b. On or about August 7, 2024, Respondent created and submitted a work order to replace the toilet wax ring because the toilet was loose and leaking at 1231 12th St., Unit E, Santa Monica, CA 90401 for approximately $248.00. However, none of this work was requested by the tenant and/or completed.

21.

On or about September 5, 2024, Respondent created and submitted a work order 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 approximately $438.00. However, none of this work was requested by the tenant and/or completed.

22.

Respondent created and submitted fraudulent work orders for various rental properties, including, but not limited to:

10619 Wilkins Ave., Los Angeles, CA 90024

2049 Butler Ave., Los Angeles, CA 90025

1030 20th St., #2, Santa Monica, CA 90403

918 11th St., #10, Santa Monica, CA 90403

824 Maple St., #1, Santa Monica, CA 90405

1405 Idaho Ave., Santa Monica, CA 90403

918 11th St., #9, Santa Monica, CA 90403

932 10th St., #9, Santa Monica, CA 90403

230 Pacific St., #204, Santa Monica, CA 90405

824 10th St., #1, Santa Monica, CA 90403

1231 12th St., Unit E, Santa Monica, CA 90401

943 6th St., Unit H, Santa Monica, CA 90403

843 Euclid St., #203, Santa Monica, CA 90403

1203 Washington Ave., Unit D, Santa Monica, CA 90403

23.

In or about September 2024, RMCI and Marius Anthony Markevicius discovered Respondent's fraudulent activities described above.

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(VIOLATIONS)

24.

The conduct, acts, and/or omissions of Respondent DEIVIDAS STROLE, as set forth in paragraphs 3 to 22, 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/or 10177(j) (fraud/dishonest dealing).

25.

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: February 5, 2026.

[redacted]

Ray Dagnino
Supervising Special Investigator

cc: Deividas Strole
Ray Dagnino
Sacto.