

FILED

MAY 28 2026

DEPT. OF REAL ESTATE

By



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

H-43259-LA

RONIL PATEL,

**STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER**
(Cal. Bus. & Prof. Code, § 10100.4)

Respondent.

It is hereby stipulated and agreed by and between Respondent RONIL PATEL, ("Respondent" or "PATEL") and the Complainant, acting by and through Laurence Haveson, Counsel for the DRE, as follows, pursuant to California Business and Professions Code ("Code") section 10100.4, for the purpose of entering into a settlement instead of the issuance of an Accusation by the Department of Real Estate ("Department" or "DRE") in this matter:

1. All issues relating to the DRE's investigation of Respondent's acts, and all evidence which may be presented by the DRE and Respondent at a formal disciplinary hearing held in accordance with the provisions of the Administrative Procedure Act ("APA") resulting from the DRE's investigation shall instead and in place thereof be submitted on the basis of the provisions of this Stipulation and Agreement ("Stipulation").

2. Respondent, pursuant to the limitations set forth below, hereby admits that the "Factual Basis" and "Determination of Issues" as set forth below are true and correct and the Real Estate Commissioner shall not be required to provide further evidence of factual findings.

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

8 4. Respondent acknowledges that he understands that by entering into this Stipulation:

9 a. Respondent is stipulating that the Commissioner has grounds to file an
10 Accusation to revoke or suspend Respondent's real estate license and license rights pursuant
11 to Code sections 490 and 10177(b) as set forth in the "Factual Basis" and "Determination of
12 Issues" below.

13 b. Provided this Stipulation is accepted and signed by the Commissioner, the
14 Commissioner will not file an Accusation based on the grounds herein, and Respondent is
15 waiving his right to a hearing and the opportunity to present evidence at the hearing to
16 establish his rehabilitation in order to maintain an unrestricted real estate salesperson license.

17 c. Respondent is waiving his right to notice of the charges brought against him
18 by the DRE, and his right to file a Notice of Defense requesting a formal hearing under the
19 APA, and as a result, Respondent will thereby waive his right to require the Commissioner
20 to prove the allegations which would be alleged in a formal Accusation at a contested hearing
21 held in accordance with the provisions of the APA and that he will waive other rights afforded
22 to him in connection with a hearing such as the right to present evidence in defense of the
23 allegations in an Accusation and the right to cross-examine witnesses.

24 d. Respondent agrees to pay, pursuant to Code section 10106, the reasonable
25 costs of the investigation and enforcement in this matter which resulted in the determination
26 that the Commissioner has grounds, as set forth in the "Determination of Issues" below, to
27 file an Accusation to revoke or suspend Respondent's real estate license and license rights
28 pursuant to Code sections 490 and 10177(b). The amount of said costs is \$2,139.34.

5. Respondent hereby waives his right to a formal hearing under the provisions of the APA regarding the “Factual Basis” and the “Determination of Issues” set forth below.

6. The "Order" or any subsequent Order of the Commissioner made pursuant to this Stipulation shall not constitute an estoppel, merger, or bar to any further administrative or civil proceedings by the DRE with respect to any matters which were not specifically alleged as grounds for discipline in this matter.

FACTUAL BASIS

Respondent PATEL has been licensed by the DRE as a real estate salesperson, DRE license identification number 01834667, from on or about September 24, 2012, to the present, with Respondent's license scheduled to expire on or about September 23, 2028, unless renewed.

On or about February 21, 2025, in the Superior Court of California for the County of Los Angeles, in the case of *People of the State of California v. Ronil Suresh Patel*, Case No. 24TRCM03566-01 (“Case No. 24TRCM03566-01”), Respondent was convicted based on his plea of nolo contendere to a violation of California Vehicle Code section 23152(a) (driving under the influence of alcohol (Count 1)), a misdemeanor (“February 21, 2025 conviction”). Respondent also admitted, and the court found true, an allegation under Count 1 that pursuant to California Vehicle Code section 23540, within 10 years of the commission of the offense of violation of section 23152(a) stated in Count 1, Respondent committed a separate offense of violation of California Vehicle Code section 23152(a), which resulted in Respondent’s conviction on or about April 17, 2017.

The court in Case No. 24TRCM03566-01 suspended imposition of sentence and placed Respondent on summary probation for 48 months subject to terms and conditions including but not limited to: completing an 18-month Driving Under the Influence of Alcohol Program; attending AA/NA meetings twice a week; performing 5 days community service; making restitution to the victim; installing an ignition interlock device in his car; serving 120 days jail time, with credit for 2 days, through SCRAM and GPS; and paying fines.

Respondent did not report his February 21, 2025 conviction in writing to the DRE within 30 days of the date of his conviction.

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1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions, and waivers, and solely for the purpose
3 of settlement of the DRE's investigation and enforcement of Respondent's acts and/or omissions in
4 violation of the Real Estate Law without hearing, it is stipulated and agreed that the following
5 Determination of Issues shall be made:

6 1. Respondent's February 21, 2025 conviction bears a substantial relationship under
7 Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions, or
8 duties of a real estate licensee.

9 2. The crime for which Respondent was convicted in Case No. 24TRCM03566-01
10 constitutes cause under Code sections 490 and 10177(b) for the suspension or revocation of the
11 license and license rights of Respondent under the Real Estate Law.

12 3. Respondent's failure to report his February 21, 2025 conviction in Case No.
13 24TRCM03566-01 in writing to the DRE within 30 days of the date of his conviction violated Code
14 section 10186.2 and constitutes cause under Code sections 10186.2 and 10177(d) for the suspension
15 or revocation of the license and license rights of Respondent under the Real Estate Law.

16 ORDER

17 WHEREFORE, THE FOLLOWING ORDER is hereby made:

18 All licenses and licensing rights of Respondent PATEL under the Real Estate Law are
19 revoked; provided, however: a restricted real estate salesperson license shall be issued to Respondent
20 pursuant to Section 10156.5 of the Code if Respondent makes application therefore and pays to the
21 Department the appropriate fee for a restricted license within ninety (90) days from the effective date
22 of this Decision and Order. The restricted license issued to Respondent shall be subject to all of the
23 provisions of Section 10156.7 of the Code and to the following limitations, conditions and restrictions
24 imposed under authority of Section 10156.6 of the Code:

25 1. The restricted license issued to Respondent may be suspended prior to hearing by
26 Order of the Commissioner in the event of Respondent's conviction, or entry of a plea of guilty or
27 no contest, for a crime that is substantially related to the qualifications, functions, or duties of a real
28 estate licensee.

2. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

3. Respondent shall not be eligible to apply for the issuance of unrestricted real estate licenses nor for removal of any of the conditions, limitations or restrictions of a restricted license until two (2) years have elapsed from the effective date of this Decision and Order.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker, on a form approved by the Department of Real Estate, which shall certify:

a. That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

b. That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

6. Respondent shall pay the sum of \$2,139.34, for the Commissioner's reasonable cost of the investigation and enforcement which resulted in the determination that the Commissioner has grounds, as set forth in the "Determination of Issues" above, to file an Accusation, **within sixty (60) days from the effective date of this Decision and Order**. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. **The investigative and enforcement**

1 costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street,
2 Suite 504, Sacramento, CA 95811. Payment of investigation and enforcement costs should not
3 be made until the Stipulation has been approved by the Commissioner. If Respondent fails to
4 satisfy this condition in a timely manner as provided for herein, Respondent's real estate license shall
5 automatically be suspended until payment is made in full, or until a decision providing otherwise is
6 adopted following a hearing held pursuant to this condition.

7 7. Respondent's signature below indicates full agreement to the terms of this Stipulation
8 and Agreement and to the terms set forth herein.

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10 DATED: 04/29/2026

Digitally signed by Laurence
Haveson
Date: 2026.04.29 13:48:06 -07'00'

Laurence D. Haveson
Counsel for Complainant

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14 EXECUTION OF THE STIPULATION

15 I have read this Stipulation. I understand its terms and they are agreeable and acceptable to
16 me. I understand that I am waiving rights given to me by the California Administrative Procedure
17 Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code),
18 and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the
19 Commissioner to prove allegations in a formal Accusation at a hearing at which I would have the
20 right to cross-examine witnesses against me and to present evidence in defense and mitigation of the
21 charges.

22 I agree, acknowledge and understand that by signing this Stipulation I am bound by its terms
23 as of the date of such signature and that such agreement is not subject to rescission or amendment at
24 a later date except by a separate Decision and Order of the Commissioner.

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26 DATED: April 28, 2026

RONIL PATEL, Respondent

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Respondent can signify acceptance and approval of the terms and conditions of this Stipulation by causing to be e-mailed the Stipulation with Respondent's digital or a scanned copy of the signature page, as actually signed by Respondent, to Laurence Haveson, Real Estate Counsel at Laurence.Haveson@dre.ca.gov, or by sending a hard copy of the original signed signature page of the Stipulation herein to Laurence D. Haveson, Department of Real Estate, Legal Section, 320 W. Fourth St., Suite 350, Los Angeles, CA 90013-1105. Respondent agrees, acknowledges, and understands that by electronically sending the Stipulation to the DRE with Respondent's digital signature or a scan of Respondent's actual signature as it appears on the Stipulation, that receipt of the Stipulation with Respondent's digital signature or a scan of his actual signature by the DRE shall be as binding on Respondent as if the DRE had received the original signed Stipulation. By signing this Stipulation, Respondent understands and agrees that Respondent may not withdraw his agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to the effective date of the Decision and Order.

MAILING

In the event that Respondent declines to digitally sign the Stipulation, Respondent shall, within five (5) business days from signing the Stipulation, mail the original signed signature page(s) of the Stipulation herein to Laurence Haveson, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los Angeles, California 90013-1105.

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

6/17/26

IT IS SO ORDERED

5/19/2026

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

