

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER REC-CO24-01
)	(REC File No. 10007333)
Complainant,)	
)	
v.)	
)	CONSENT ORDER
RICHARD LEONARD, licensed New)	
Jersey real estate broker (Ref. No. 7853367))	
)	
Respondent.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, upon information that Richard Leonard ("Leonard"), a licensed real estate salesperson may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Leonard is subject to the provisions of the New Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and

WHEREAS the Commission staff alleges that Leonard has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Leonard acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed, he is knowingly and voluntarily waiving the right to a hearing; and

WHEREAS in lieu of instituting more formal proceedings, the Commission and Leonard desire to resolve this matter consensually, based upon the terms set forth herein; and

WHEREAS the Commission and Leonard, in order to avoid the costs and uncertainty of further litigation and to resolve the matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on February 27, 2024; and

IT APPEARING that the matter against Leonard should be resolved upon the consent of the parties, without resorting to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 27th day of February, 2024

ORDERED AND AGREED that Leonard admits the following facts:

1. Leonard was first licensed in New Jersey as a real estate salesperson in 1978 and he was subsequently licensed as a broker on June 23, 1987; and
2. Leonard is the broker of record of Roseland Realty, Inc. and New Jersey Real Estate Referral Network, Inc. both located at 167 Eagle Rock Avenue, Roseland, New Jersey; and
3. On or about May 15, 2018, Leonard was charged with conspiracy to commit official misconduct in violation of N.J.S.A. 2C:5-2A(1) and N.J.S.A. 2C:30-2A; and
4. On June 18, 2018 a letter was sent to Leonard by Investigator Clark Masi advising him that he had failed to notify the REC that he had been formally charged with a crime, a violation of real estate regulations; and
5. On June 24, 2018 Leonard faxed a response to Investigator Masi advising him that he was unaware of the regulation requiring him to notify the real estate commission; and it is further

ORDERED AND AGREED that based on the above facts, Leonard admits to the following:

1. Leonard failed to inform the real estate commission of the filing of formal criminal charges within 30 days in violation of N.J.S.A. 45:15-17(s).

Based on the above, it is hereby:

ORDERED AND AGREED that Leonard shall pay a fine in the amount of eight hundred and fifty dollars (\$850). The fine shall be paid in full within thirty (30) days of the full execution of this Consent Order. The fine shall be payable by certified check, cashier's check or money order made payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey, 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set Off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file #10007333. The Commission reserves the right to take further administrative action if it obtains any other information that Leonard may have violated the New Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and it is further

ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained in investigation file #10007333 and no further action will be taken relating to this investigation; and it is further


ORDERED AND AGREED that by signing below, Leonard confirms that:

- a. He is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. He has received the advice of legal counsel on this matter and on the terms of the Consent Order, that he is entering into this agreement knowingly and voluntarily, that he has not been subject to any coercion or threats regarding the execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to him to secure his acceptance of the provisions of this Consent Order

Dated: 3/15/24


Eugenia K. Bonilla
President
New Jersey Real Estate Commission

Dated: 1-8-2024


Richard Leonard
Respondent

Subscribed and sworn to before me on this 8th day of January, 2024


Notary Public

MICHELE A. DESHEFY

A Notary Public of NEW JERSEY

My Commission Expires 10-15-2024

jd Leonard CO REC/Enforcement