

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER REC-E-26-004
	)	(REC File No. 10035184)
Complainant,	)	
	)	ORDER TO SHOW CAUSE
v.	)	
	)	
DAVID ANTHONY GIRON, licensed New	)	
Jersey real estate salesperson (Ref. No. 1751870)	)	
	)	
Respondent.	)	

THIS MATTER being commenced by the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, on its own motion, pursuant to the provisions of N.J.S.A. 45:15-17, 45:15-18, and N.J.A.C. 11:5-1.1 to -12.18, and it appearing that:

1. David Anthony Giron ("Giron") is an actively licensed New Jersey real estate salesperson since February 23, 2017. For all times relevant to this matter, Giron was licensed with eXp Realty LLC d/b/a eXp Luxury ("Luxury"), whose main New Jersey office is located at 28 Valley Road, Montclair, NJ 07042; and
2. At all relevant times herein, the property located at 8 Orchard Road, Middlesex, New Jersey 08846 (the "Property") was listed for sale by Coldwell Banker Real Estate Services LLC d/b/a Coldwell Banker Realty, a licensed New Jersey real estate broker; and

ALLEGATIONS COMMON TO ALL COUNTS

3. On or about January 1, 2025, Giron showed the Property to his client who was a potential buyer; and
4. Upon leaving from the backyard, Giron failed to secure the Property and failed to return the key to the lockbox; and
5. On or about January 2, 2025, the Property seller notified the listing agent that he went to the Property to find the front door unlocked and ajar, the key missing, and the lockbox insert lying on the porch; and
6. On or about January 2, 2025, the Property listing agent made Giron aware of his misconduct. That same day, Giron returned the key to the Property; and

COUNT ONE

7. The Commission repeats and realleges each of the preceding paragraphs as if set forth at length herein; and
8. Giron neglected to deal fairly with all parties to the transaction in failing to secure the Property and the key in the lockbox, leaving the Property's front door wide open and at significant risk of loss and/or damage, in violation of N.J.A.C. 11:5-6.4(a); and

COUNT TWO

9. The Commission repeats and realleges each of the preceding paragraphs as if set forth at length herein; and
10. By failing to properly secure the Property after the showing, Giron demonstrated unworthiness, incompetency, bad faith, and/or dishonesty in violation of N.J.S.A. 45:15-17(e); and

And for good cause shown,

IT IS on this 6th day of August, 2026

ORDERED that Respondent Giron shall show cause as to why his real estate license should not be suspended or revoked and/or why fines or other sanctions should not be imposed pursuant to N.J.S.A. 45:15-17, 45:15-19.1, and N.J.A.C. 11:5-1.1. Respondent shall file a written Answer to the charges in this Order to Show Cause as required by N.J.A.C. 11:5-11.2 within twenty (20) days of the service of this Order. As required by N.J.A.C. 11:5-11.2, Respondent's written Answer must include specific admissions or denials of all allegations in this Order to Show Cause, state the factual basis of each and every factual allegation denied, and assert any defenses that Respondent intends to present in the event that this matter is deemed a contested case and a plenary hearing is held; and

IT IS FURTHER ORDERED that failure to comply with all of the requirements of N.J.A.C. 11:5-11.2 may result in a determination that there are no material facts or issues of law in dispute and any presentation made to the Commission will be limited to the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that the Commission will review this Order to Show Cause and Answer(s) filed, if any, at a meeting scheduled on or after the 6th day of October, 2026 at 9:30 a.m. to determine whether there is a material fact or issue of law contested. No appearance is required at that time; and

IT IS FURTHER ORDERED that if the Commission determines that there is a material fact or issue of law contested, a hearing will be scheduled for a future date; and

IT IS FURTHER ORDERED that if the Commission determines that there is no material fact or issue of law contested, a hearing shall be scheduled at which the Respondent will be limited

to presenting witnesses and documentary evidence regarding the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that a copy of this Order be served upon the Respondent as provided in N.J.S.A. 45:15-18, which service may be accomplished by serving a copy of this Order on the Respondent personally, or by delivering a copy thereof to her last known business address via certified mail.



George Wall
Acting Executive Director
New Jersey Department of Banking and Insurance
New Jersey Real Estate Commission

SG Giron REC OTSC/Enforcement