

MARYLAND REAL ESTATE  
COMMISSION

V.

R.J. TOSATO

Respondent  
License No: 577471

\* BEFORE THE MARYLAND  
\* REAL ESTATE COMMISSION  
\*  
\* COMPLAINT NO: 2015-RE-059

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed against R.J. Tosato (respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 15-RE-059.

#### IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as a real estate salesperson associated with HAS Referral.
2. The charges in this matter arise from the Respondent's failure to inform the Commission of convictions received through the Circuit Court of Harford and Baltimore Counties.
3. On June 06, 2011, the Respondent pleaded guilty for the "Unauthorized removal of Property" through the Harford County Circuit Court.
4. On February 15, 2012, the Respondent pleaded guilty to the "Unlawful taking of a Motor Vehicle" through the Harford County Circuit Court.
5. On February 20, 2013, the Respondent pleaded guilty to "Theft of \$1,000.00 to under \$10,000.00" through the Baltimore County Circuit Court.
6. The respondent stated that because they were not related to his real estate license and he had received only probation, it was an oversight on his part in checking "no" to the conduct question and failing to advise the Commission of his conviction.
7. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.

9. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

10. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 15<sup>th</sup> day of December, 2014, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated the Annotated Code of Maryland, Title 17-328(a)(4)

ORDERED that the Respondent pay a fine of \$1000.00 within sixty (60) days of the date of this Order and accept a reprimand and

ORDERED that if the Respondent fails to comply with the prescribed terms of the Order, the real estate license shall be suspended until such time that the terms are met and it is further

ORDERED that the Commission's records and publications shall reflect the terms of this Consent Order.

**SIGNATURE ON FILE**

R.J. TOSATO

**SIGNATURE ON FILE**

COMMISSIONER

MARYLAND REAL ESTATE COMMISSION

12/11/14

DATE