

NEW JERSEY REAL ESTATE COMMISSION

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| NEW JERSEY REAL ESTATE COMMISSION                 | ) | DOCKET NUMBER REC-20-003 |
|   | ) | (REC File No. 10008467)  |
| Complainant,                                      | ) |                          |
|   | ) | ORDER TO SHOW CAUSE      |
| v.  | ) |                          |
|   | ) |                          |
| Ricardo Belgrave, licensed New Jersey real estate | ) |                          |
| salesperson (Ref. No. 1867203)                    | ) |                          |
| Respondent.                                       | ) |                          |

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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, 45:15-17.1, 45:15-18 and N.J.A.C. 11:5-1.1 to -12.18, and it appearing that:

1. Respondent, Ricardo Belgrave, (“Belgrave”) is a licensed New Jersey real estate salesperson, who was first licensed on December 10, 2018. Belgrave is currently licensed through Atlantic Shore Realty Group, LLC, d/b/a Keller Williams Realty Atlantic Shore, a licensed New Jersey real estate broker, whose main office is located at 802 Tilton Road, Northfield, New Jersey 08225; and

2. On or about March 25, 2019, Belgrave showed the property located at 800 Simsbury Court, Galloway, New Jersey (the “Property), to his clients, who were interested in potentially purchasing the Property; and

3. The Property was being listed by DJA Enterprises, LLC, d/b/a Weichert Realtors Coastal; and

4. During the above showing, Belgrave left the premises and allowed his clients to view the property unaccompanied by a licensee; and

5. Belgrave did not obtain permission from the listing agent or the owner of the Property, prior to leaving the premises and allowing his clients to view the Property unaccompanied by a licensee; and

6. Belgrave's conduct is in violation of N.J.S.A. 45:15-17(e), in that by allowing his clients to access and view the Property, unaccompanied by a licensee and without permission, Belgrave engaged in conduct demonstrating incompetency and unworthiness for licensure.

And for good cause shown,

IT IS on this 10<sup>th</sup> day of December, 2020

ORDERED that Respondent, Ricardo Belgrave, shall show cause 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 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 9th day of February, 2021 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 his last known business address via certified mail.



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Marlene Caride  
Commissioner  
New Jersey Department of Banking and Insurance