

NEW JERSEY REAL ESTATE COMMISSION

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| NEW JERSEY REAL ESTATE COMMISSION |) | DOCKET NUMBER MOR-17-003 |
| |) | (REC Ref. No. 10003103) |
| Complainant, |) | |
| |) | CONSENT ORDER |
| v. |) | |
| |) | |
| LARRY ZHOU, licensed New Jersey |) | |
| real estate salesperson, (Ref. No. 0901593) |) | |
| |) | |
| Respondent. |) | |

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

WHEREAS Zhou is a licensed New Jersey real estate salesperson, currently licensed with Garden Home Realty LLC, licensed New Jersey broker, whose office is located at 513 West Mount Pleasant Avenue, Livingston, New Jersey. He was first licensed as a salesperson on July 30, 2009; and

WHEREAS Zhou is subject to the provisions of the New Jersey Real Estate Licensing Law, N.J.S.A. 45:15-1 et seq.; and

WHEREAS on or about December 28, 2014, Zhou was arrested and charged with one count of Criminal Attempt to commit Theft of Moveable Property by Unlawful Taking, a crime of the third degree, in violation of N.J.S.A. 2C:5-1A(1), and one count of Robbery by Threat of Injury, a crime of the second degree, in violation of N.J.S.A. 2C:15-1A(2); and

WHEREAS Zhou was licensed by the Commission at the time of the December 28, 2014 arrest, and failed to notify the Commission of the arrest; and

WHEREAS on or about November 16, 2015, Zhou was convicted of Criminal Attempt to Commit Theft by Unlawful Taking, a crime of the third degree, in violation of N.J.S.A. 2C:5-1. He was sentenced to five year special probation/drug court, as well as fines and costs; and

WHEREAS Zhou was licensed by the Commission at the time of the November 16, 2015 conviction, and failed to notify the Commission of the conviction; and

WHEREAS on or about June 18, 2015, Zhou was arrested and charged with Loitering to Obtain or Distribute a Controlled Dangerous substance, a disorderly persons offense, in violation of N.J.S.A. 2C:33-2.1, and one count of Possession of a Controlled Dangerous Substance, in violation of 2C:35-10; and

WHEREAS Zhou was licensed by the Commission at the time of the June 18, 2015 arrest, and failed to notify the Commission of the arrest; and

WHEREAS pursuant to N.J.S.A. 45:15-19.1, the Commission is empowered to revoke Zhou's real estate license due to his conviction of a theft offense; and

WHEREAS Zhou's conduct, as described above is in violation of N.J.S.A. 45:15-17e, in that his criminal conviction establishes that he has engaged in conduct which demonstrates unworthiness, bad faith and dishonesty; and

WHEREAS, Zhou is in violation of N.J.S.A. 45:15-17s (three counts), in that he failed to notify the Commission within 30 days of:

- a. his arrest and filing of criminal charges against him on December 28, 2014
- b. his arrest and the filing of criminal charges against him on June 18, 2015
- c. his criminal conviction on November 16, 2015; and

WHEREAS Zhou acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed and having notice that he has the right to obtain the advice of counsel on matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing and the right to an attorney; and

WHEREAS the Commission and Zhou, 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 March 28, 2017; and

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

NOW, THEREFORE, IT IS on this 30th day of March, 2017

ORDERED AND AGREED that pursuant to N.J.S.A. 45:15-19.1, the Commission is empowered to revoke Zhou's license as a New Jersey real estate salesperson due to his conviction of a theft offense; and it is further

ORDERED AND AGREED that Zhou is in violation of N.J.S.A. 45:15-17(s) (three counts), for failing to notify the Commission within 30 days of his arrests and of his conviction; and it is further

ORDERED AND AGREED that Zhou's right to licensure shall be revoked until November 16, 2020. Should Zhou make application for a license to be issued after his term of revocation, he must demonstrate sufficient rehabilitation; and it is further

ORDERED AND AGREED that Zhou shall pay a fine in the amount of \$1,000. The fine shall be paid in full within thirty (30) days of the full execution of this Consent Order, and shall be paid in full prior to relicensure. The fine shall be payable by certified check, cashier's check or money order 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

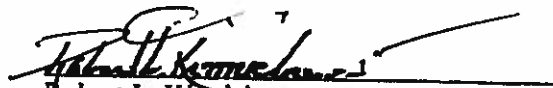
income tax refunds through the Set Off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file # 10003103. The Commission reserves the right to take further administrative action if it obtains any other information that Zhou may have violated the Real Estate Brokers and Salesmen Act, N.J.S.A. 45:15-1 et seq., or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.; and it is further

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

- a. he is not under any disability, mental or physical, nor under the influence of any medication, intoxicants or other substances that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. he is entering into this agreement knowingly and voluntarily, that he has not been subject to any coercion or threats regarding his 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; 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 violation contained herein.


Robert L. Kinnibrew
Executive Director
New Jersey Real Estate Commission

Consented to as to
Form, Content and Entry

Respondent Larry Zhou


Larry Zhou

Dated: 3/9/2017