

1 Arizona Department of Real Estate
2 100 North 15th Avenue, Suite 201
3 Phoenix, Arizona 85007
4 Telephone: (602) 771-7760

5 **BEFORE THE ARIZONA DEPARTMENT OF REAL ESTATE**

6 In the matter of the real estate Salesperson
7 license of:

8 **GEORGE A PETRU**, holder of license
9 number SA646387000

10 Respondent.

File No.: 19F-144

**ORDER OF SUMMARY SUSPENSION
AND NOTICE OF OPPORTUNITY FOR
HEARING**

11 The Arizona Department of Real Estate (the "Department") hereby finds that **GEORGE**
12 **A PETRU** ("PETRU" or "Respondent") has violated the provisions of the Arizona Revised
13 Statutes ("A.R.S."), Title 32 as set forth below, and finds that the public health, safety, and
14 welfare require emergency action pursuant to A.R.S. §§ 32-2153 and 32-2157.

15 **THEREFORE, IT IS ORDERED** summarily suspending the Arizona real estate
16 Salesperson license number SA646387000 of **GEORGE A PETRU**. **This suspension is**
17 **effective immediately.**

18
19
20 EFFECTIVE this 24 day of October, 2018.

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23 **JUDY LOWE, Commissioner**
Arizona Department of Real Estate

24 PLEASE TAKE NOTICE that, pursuant to A.R.S. Titles 32 and 41, and Title 20,
25 Chapter 4 of the Arizona Administrative Code ("A.A.C."), Respondent is hereby notified that
26 this Summary Suspension Order is an appealable agency action and Respondent is entitled
27 to a hearing to contest the allegations set forth in this Order. Pursuant to A.R.S. §41-1092,
28 Respondent may request an administrative hearing to contest this Summary Suspension

1 Order by filing a Notice of Appeal with the Arizona Department of Real Estate within **thirty**
2 **(30) days** of service of this Summary Suspension Order. Failure to timely file a Notice of
3 Appeal will constitute a waiver of Respondent's right to a hearing on this matter and to any
4 other appeal right to which Respondent is otherwise entitled. The Notice of Appeal must
5 identify the appealing party, the party's address, the action being appealed, and must also
6 contain a concise statement of the reason(s) for the appeal. If Respondent does not file a
7 Notice of Appeal, this Summary Suspension Order shall become final.

8 Upon the filing of a Notice of Appeal, the Department shall issue a Notice of Hearing
9 scheduling the matter for hearing in accordance with A.R.S. §41-1092.05. The Notice of
10 Hearing will inform Respondent of the date, time, and location of the hearing, as well as the
11 allegations being contested.

12 If Respondent files a Notice of Appeal, Respondent may also request an Informal
13 Settlement Conference at the time of filing the Notice of Appeal, or separately by filing a
14 written request no later than twenty (20) days before the scheduled hearing. This conference
15 will be held within fifteen (15) days after receipt of your request. A Department representative
16 with authority to act on behalf of the Department will be present at the conference. Please
17 note that in requesting an Informal Settlement Conference, Respondent waives any right to
18 object to the participation of the Department Representative in the final administrative
19 decision of this matter, if it is not settled. In addition, any written or oral statement made by
20 Respondent at such informal settlement conference, including written documentation created
21 or expressed solely for purposes of settlement negotiations, are inadmissible in any
22 subsequent administrative hearing. (See A.R.S. §41-1092.06 for rules regarding informal
23 settlement conferences). Conversely, any written or oral statement made by Respondent
24 outside an Informal Settlement Conference is not barred from being admitted by the
25 Department in any subsequent hearing. ***The Department is under no obligation to accept***
26 ***settlement terms Respondent may offer.*** The Informal Settlement Conference will not
27 delay the scheduled hearing.

28 The Notice of Appeal and request for an Informal Settlement Conference should be

1 addressed to:

2 Enforcement and Compliance Division
3 Arizona Department of Real Estate
4 100 North 15th Avenue, Suite 201
5 Phoenix, Arizona 85007

6 If Respondent does not request a hearing, this Summary Suspension Order shall
7 become final. If Respondent requests a hearing, the purpose of the hearing shall be to
8 determine if grounds exist for: (1) the suspension or revocation of Respondent's license
9 pursuant to A.R.S. §§32-2153 and 32-2157; (2) the imposition of a civil monetary penalty
10 pursuant to A.R.S. §32-2160.01; and (3) an order or any other remedy the Commissioner
11 deems appropriate or necessary to protect the public interest and ensure compliance with
12 Arizona's real estate laws.

13 FACTUAL FINDINGS

14 1. On or about 2/22/2013, the Department issued original Salesperson license
15 number SA646387000 to Respondent. That license expires on 2/28/2019.

16 2. On or about 6/21/2018, the Department received an online message from Brenda
17 Ryan (RYAN) of Arizona Premier Realty Homes & Land LLC. In the message, RYAN stated,
18 "I have an agent that was convicted of a DUI in California. He was sentenced to 6 months jail
19 time. Attached is his email. Since he cannot submit he asked me to send this in. He just went
20 to court as his hearing had been postponed. I put his license to inactive status..."

21 3. On or about 4/11/2018, Respondent was found guilty of Two (2) counts of Felony
22 Child Cruelty, one (1) count of misdemeanor DUI, and one (1) count of misdemeanor battery
23 at the Superior Court of California, County of San Diego (Case No. SCS294939), a court of
24 competent jurisdiction.

25 4. On 6/15/2018, PETRU surrendered to the San Diego Sheriff's Department to begin
26 the sentence, with a projected release date of 12/13/2018. Respondent was sentenced to
27 one (1) year in jail at the San Diego County Jail (1173 Front Street San Diego, CA Housing
28 Unit 8/D), and upon release, PETRU will be place on five (5) years "Post release community
supervisor." Respondent is currently incarcerated and shall not perform acts requiring a
license as set forth in A.R.S. §32-2166.

1 reinstated, revoked or until said license expires by operation of law.

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3 DATED this 24 day of October, 2018.

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6 **JUDY LOWE, Commissioner**
7 Arizona Department of Real Estate

8 COPY of the foregoing sent via Certified U.S. Mail

9 This 26 day of October, 2018, to:

10 Receipt No. 91 7199 9991 7038 9076 0008

11 GEORGE A PETRU
12 21941 W LASSO LANE
13 BUCKEYE AZ 85326
14 Respondent

15 COPY of the foregoing sent via EMAIL

16 This 26 day of October, 2018, to:

17 gapetru@gmail.com

18 Lynette Evans, Assistant Attorney General
19 Office of the Attorney General, State of Arizona
20 consumer@azag.gov
21 Attorney for the Department

22 COPY of the foregoing delivered this

23 26 day of October, 2018 to:

24 Arizona Department of Real Estate
25 Manager, Licensing
26 Manager, Investigations C18-001017
27 Department Compliance Officer
28 ADRE Chief of Staff
E&C for Real Estate Bulletin



/BT