

BEFORE THE MARYLAND REAL ESTATE COMMISSION

**MARYLAND REAL ESTATE
COMMISSION**

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CASE NO. 101-2019

V.

*

EHAB HIJAZI,

Respondent,

*

AND

*

**CLAIM OF ASHLEY MINOR
AGAINST THE MARYLAND REAL
ESTATE COMMISSION GUARANTY FUND**

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CONSENT ORDER AND SETTLEMENT AGREEMENT

The Maryland Real Estate Commission (“Commission”) issued an Opinion and Final Order in this matter dated March 17, 2023 (“March 17, 2023 Order”) concluding that Ehab Hijazi (“Respondent”) had violated Md. Code Ann., Bus. Occ. & Prof. (“BOP”), §17-322(b)(25), (32), and (33) as well as Code of Maryland Regulations (“COMAR”) 09.11.02.02A, ordering that the Respondent be reprimanded and pay a seven thousand dollar (\$7000) civil monetary penalty within 30 days of the date all rights to appeal are exhausted, and ordering that Claimant Ashley Minor (“Claimant”) be reimbursed seven thousand two hundred and eighty dollars (\$7280) from the Commission’s Guaranty Fund once all rights to appeal are exhausted.

The Respondent filed a timely petition for judicial review of the March 17, 2023 Order in the Circuit Court for Prince George’s County, Case No. C-16-CV-23-001679. After briefing and oral argument, the Circuit Court for Prince George’s County affirmed the Commission’s Opinion and Final Order by Order entered on July 8, 2024 (“Circuit Court’s Order”).

The Respondent noted an appeal from the March 17, 2023 Order and the Circuit Court’s Order to the Appellate Court of Maryland, Case No. ACM-REG-1125-2024, on August 6, 2024 (“appeal”).

Before the Respondent filed a brief in the Appellate Court of Maryland, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement (“Consent Order”) to resolve Respondent’s appeal and provide for the imposition of sanctions that are fair, equitable, and consistent with the best interest of the people of the State of Maryland. The Commission and the Respondent agree and stipulate as follows:

1. The Commission and the Respondent agree that Findings of Fact and Conclusions of Law in the March 17, 2023 Order, attached hereto as Exhibit A, shall be adopted and incorporated as if fully set forth herein.

2. The Respondent consents to the entry of an Order by the Commission that based on the facts described in the March 17, 2023 Order, the Respondent violated BOP §17-322(b)(25), (32) and (33) as well as COMAR 09.11.02.02A.

3. The Commission agrees that it shall not impose a reprimand against the Respondent's license for his violations of BOP §17-322(b)(25), (32) and (33) as well as COMAR 09.11.02.02A as ordered in the March 17, 2023 Order in this Consent Order.

4. The Respondent agrees to pay the civil monetary penalty as ordered in the March 17, 2023 Order and consents to the entry of this Consent Order by the Commission imposing a civil monetary penalty of seven thousand dollars (\$7000.00) on the Respondent, which the Respondent agrees to pay within seven (7) days of the date the Respondent signs this Consent Order.

5. The Respondent agrees and further consents to the entry of this Consent Order by the Commission that should he fail to pay the civil monetary penalty as ordered in this Consent Order, all real estate licenses the Respondent holds shall be automatically suspended and shall continue to be suspended until such time as the civil penalty is paid in full.

6. The Respondent agrees and further consents to the entry of this Consent Order by the Commission that he shall pay the Claimant, Ashley Minor, seven thousand two hundred and eighty (\$7280) by cashier's or certified check or money order within seven (7) days of the date the Respondent signs this Consent Order. The Respondent shall mail the payment to the Commission c/o Assistant Attorney General Jessica B. Kaufman, 100 S. Charles Street, Suite 9200, Baltimore, Maryland 21201. Upon receipt of the payment, the Commission shall forward the payment to the Claimant.

7. The Respondent further agrees and consents to the entry of this Consent Order by the Commission that should he fail to pay the Claimant as ordered in this Consent Order, the Commission's Guaranty Fund shall reimburse the Claimant seven thousand two hundred and eighty (\$7280) in accordance with BOP §17-410, and all licenses held by the Respondent shall be automatically suspended and shall not be reinstated until the Maryland Real Estate Commission Guaranty Fund is reimbursed including any interest that is payable under the law and application for reinstatement is made in accordance with BOP §§17-411 and 17-412.

8. The Respondent agrees that within seven (7) days of the date the Respondent signs this Consent Order the Respondent will dismiss his appeal from the March 17, 2023 Order and the Circuit Court's Order currently pending in the Appellate Court of Maryland, Case No. ACM-REG-1125-2024, with prejudice.

9. The Respondent agrees that by entering this Consent Order, the Respondent expressly waives the right to all further proceedings before the Commission in this matter and waives all rights to petition for judicial review of or otherwise appeal from this Consent Order.

10. The Respondent acknowledges that he had the opportunity to consult with private counsel of Respondent's choosing at the Respondent's expense to provide and counsel concerning the terms of this Consent Order. The Respondent agrees and acknowledges that he enters this Consent Order knowingly, intelligently, voluntarily, and willingly having read this Consent Order in full and understood its terms.

11. The Respondent acknowledges and agrees that this Consent Order shall constitute the Commission's Final Order with respect to Case No. 101-RE-2019, and that the Commission may consider this Consent Order in connection with, and deciding, any subsequent action or proceeding before the Commission, and that this Consent Order, may, if relevant, be admitted into evidence in any matter before the Commission, its designee, and any court of competent jurisdiction.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 22
DAY OF JANUARY, 2025 BY THE MARYLAND REAL ESTATE
COMMISSION:**

ORDERED that the Findings of Fact and Conclusions of Law in the Commission's Opinion and Final Order dated March 17, 2023 are adopted and incorporated herein; and it is further

ORDERED that based on the Findings of Fact and Conclusions of Law in the Commission's Opinion and Final Order dated March 17, 2023, the Respondent violated BOP §17-322(b)(25), (32) and (33) as well as COMAR 09.11.02.02A; and it is further,

ORDERED that the Respondent's licensing record shall not reflect the imposition of a reprimand against his license for these violations as set forth in the Commission's Opinion and Final Order dated March 17, 2023; and it is further

ORDERED that the Respondent shall pay a civil monetary penalty of seven thousand dollars (\$7000.00) to the Commission within seven (7) days of the date the Respondent signs this Consent Order; and it is further

ORDERED that should the Respondent fail to pay the civil monetary penalty as ordered in this Consent Order, all real estate licenses held by the Respondent shall be suspended until the civil monetary penalty is paid in full; and it is further

ORDERED that the Respondent shall pay the Claimant, Ashley Minor, seven thousand two hundred and eighty (\$7280) by cashier's or certified check or money order within seven (7) days of the date the Respondent signs this Consent Order. The Respondent shall mail the payment to the Commission c/o Assistant Attorney General Jessica B. Kaufman, 100 S.


Charles Street, Suite 9200, Baltimore, Maryland 21201. Upon receipt of the payment, the Commission shall forward the payment to the Claimant; and it is further

ORDERED that should the Respondent fail to pay the Claimant as ordered in this Consent Order, the Commission's Guaranty Fund shall reimburse the Claimant seven thousand two hundred and eighty (\$7280) in accordance with BOP §17-410, and all licenses held by the Respondent shall be automatically suspended and shall not be reinstated until the Maryland Real Estate Commission Guaranty Fund is reimbursed including any interest that is payable under the law and application for reinstatement is made in accordance with BOP §§17-411 and 17-412; and it is further

ORDERED that the Commission's records and publications reflect the violations and civil penalty imposed on the Respondent.

MARYLAND REAL ESTATE COMMISSION:

By:


SCOTT LEDERER, EXECUTIVE DIRECTOR

AGREED:


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EHAB HIJAZI, RESPONDENT

1/21/2025

Date