

FILED

AUG 19 2013

BUREAU OF REAL ESTATE

By *D. Jones*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	
DEL MAR REALTY ASSOCIATES,)	H-4390 SD
DENNIS EDWARD PETRAS,)	
and <u>LANA LEE</u> ,)	
)	
_____ Respondents.)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on May 28, 2013, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent LANA LEE's (LEE) express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1

On July 23, 2012, Veronica Kilpatrick made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by regular and certified mail, to LEE's last known mailing address on file with the Department on July 30, 2012.

On May 28, 2013, no Notice of Defense having been received, LEE's default was entered herein.

2

LEE is presently licensed and/or has license rights under the Real Estate Law, Part 1, of division 4 of the Business and Profession Code (Code) as a real estate salesperson.

3

At no time within the last three years did the Department issue a real estate broker license to LEE.

4

Within the last three years prior to the filing of the Accusation, LEE engaged in the business of, acted in the capacity of, advertised the operation and conduct of a property management business wherein she leased, rented, or offered to lease or rent, solicited listings for lease or rent, collected rents from tenants or lessees, or performed other services for real property owners and tenants or lessees, including but not limited to that certain real property known as 3055 Mercer Lane, San Diego, California, all for or in expectation of compensation.

5

LEE engaged in such property management while on leave from DEL MAR REALTY ASSOCIATES (DMRA), which had advised her to not conduct any licensed activity while on leave. She did so without the knowledge of DMRA.

DETERMINATION OF ISSUES

1

The facts alleged above constitute a violation of Section 10130 of the Code and are grounds for the suspension or revocation of the licenses and license rights of LEE under Sections 10130, 10177(d) and 10177(g) of the Code.

2

The standard of proof applied was clear and convincing proof to a reasonable certainty.

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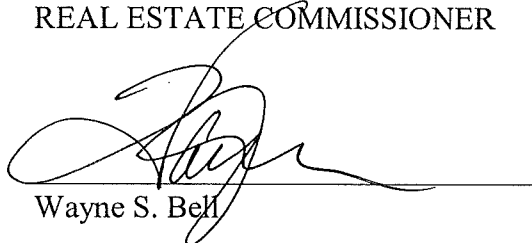
ORDER

All licenses and licensing rights of LANA LEE, under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock noon on **SEP 09 2013**.

DATED: 7/13/2013

REAL ESTATE COMMISSIONER



Wayne S. Bell