


1 Kevin H. Sun, Counsel (SBN 276539)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6913
6 Fax: (213) 576-6917
7 *Attorney for Complainant*

FILED
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DEPT. OF REAL ESTATE
By 

8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Application of) No. H-05080 SD
13 TAYEBEH TINA PARVIZI,) STATEMENT OF ISSUES
14 Respondent.)
15 _____)

16 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
17 State of California, for Statement of Issues against TAYEBEH TINA PARVIZI (“Respondent”)
18 alleges as follows:

19 1.

20 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
21 State of California, makes this Statement of Issues in her official capacity.

22 2.

23 All references to the “Code” are to the California Business and Professions Code
24 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

25 3.

26 On or about July 6, 2018, Respondent made application to the Department of
27 Real Estate of the State of California for a real estate salesperson license.

STATEMENT OF ISSUES

1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTIONS)

3 4.

4 February 23, 2010; Vehicle Code ("VC") Section 23152(a) – Misdemeanor

5 a. On February 23, 2010, in the Superior Court of California, County of San
6 Diego, Case No. **M089155**, Respondent pled guilty to and was convicted for violation of VC
7 Section 23152(a) (driving under the influence alcohol with a prior), a misdemeanor.

8 b. Also on February 23, 2010, the Court suspended the imposition of sentence
9 and placed Respondent on summary probation for 5 years under certain terms and conditions,
10 including, in part, 96 hours work release, payment of \$2418.00 fine, 5 days public service
11 program, and complete multiple offender program and MADD panel.

12 5.

13 February 11, 2009; Penal Code ("PC") Section 415(2) – Misdemeanor

14 a. On February 11, 2009, in the Superior Court of California, County of San
15 Diego, Case No. **C286281**, Respondent pled guilty to and was convicted for violation of PC
16 Section 415(2) (disturbing the peace), a misdemeanor.

17 b. Also on February 11, 2009, the Court suspended the imposition of sentence
18 and placed Respondent on summary probation for 18 months under certain terms and
19 conditions, including, in part, 4 days jail and payment of fines and fees.

20 c. On September 11, 2014, Respondent's probation was reinstated after it was
21 revoked on July 28, 2014. On the same date, the Court also recalled the July 31, 2014 bench
22 warrant issued against Respondent.

23 6.

24 July 22, 2008; VC Section 23152(b) – Misdemeanor

25 a. On July 22, 2008, in the Superior Court of California, County of San Diego,
26 Case No. **M051344**, Respondent was found guilty of and convicted for violation of

27

1 VC23152(b) (driving under the influence with blood alcohol level of 0.08% or more), a
2 misdemeanor.

3 b. Also on July 22, 2008, the Court sentenced Respondent to 180 days jail
4 (concurrent with sentence in Case No. SCD176533), and payment of fees.

5 7.

6 January 23, 2008; PC Section 415(2) – Misdemeanor

7 a. On January 23, 2008, in the Superior Court of California, County of San
8 Diego, Case No. CN232155, Respondent pled guilty to and was convicted for violation of PC
9 Section 415(2) (disturbing the peace), a misdemeanor.

10 b. On January 24, 2008, the Court suspended the imposition of sentence and
11 placed Respondent on probation for 3 years under certain terms and conditions, including, in
12 part, payment of fines and fees.

13 8.

14 November 6, 2003; PC Section 646.9(a) – Felony

15 a. On October 1, 2003, in the Superior Court of California, County of San Diego,
16 Case No. SCD176533, Respondent pled guilty to and was convicted for violation of PC
17 646.9(a) (stalking), a felony.

18 b. On November 6, 2003, the Court suspended the imposition of sentence and
19 placed Respondent on probation for 5 years under certain terms and conditions, including, in
20 part, 141 days jail, payment of \$1,100 restitution, and payment of fines and fees.

21 9.

22 September 17, 2002; VC Section 10851(a) – Misdemeanor

23 a. On September 17, 2002, in the Superior Court of California, County of San
24 Diego, Case No. SCD168565, Respondent pled guilty to and was convicted for violation of VC
25 Section 10851(a) (unlawful taking and driving of a vehicle), a misdemeanor.

26

27

1 b. Also on September 17, 2002, the Court suspended the imposition of sentence
2 and placed Respondent on probation for 3 years under certain terms and conditions, including,
3 in part, 3 days jail.

4 10.

5 The crimes of which Respondent was convicted, by their facts and
6 circumstances, bear a substantial relationship under Section 2910, Title 10, Chapter 6,
7 California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

8 11.

9 The crimes of which Respondent was convicted, as described in Paragraphs 4
10 through 9 above, constitute cause for denial of Respondent's application for a real estate license
11 under California Business and Professions Code sections 480(a)(1) and 10177(b).

12 SECOND CAUSE FOR DENIAL

13 (FAILURE TO DISCLOSE ALL CONVICTIONS)

14 12.

15 On or about July 6, 2018, Respondent submitted an application for a real estate
16 salesperson license. In response to Question 23, under "BACKGROUND INFORMATION," of
17 Respondent's license application, to wit, "HAVE YOU EVER BEEN CONVICTED (SEE
18 PARAGRAPH ABOVE) OF ANY VIOLATION OF THE LAW AT THE MISDEMEANOR
19 OR FELONY LEVEL? IF YES, COMPLETE ITEM 29 WITH INFORMATION ON
20 EACH CONVICTION," Respondent marked "YES" but failed to disclose the convictions as
21 alleged in Paragraphs 5, 7, and 9 above in Item 29 of her application.

22 13.

23 Respondent's failure to disclose the convictions, as set forth in Paragraphs 5, 7,
24 and 9 above, in his license application constitutes an attempt to procure a real estate license by
25 fraud, misrepresentation, or deceit, or by making a material misstatement of fact in an
26 application, which is grounds for denial of the issuance of a license under California Business
27 and Professions Code Section 10177(a).

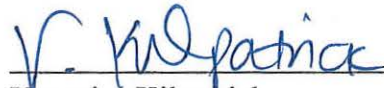
14.

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the California Government Code.

PRAYER

WHEREFORE, the Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a real estate salesperson license to Respondent TAYEBEH TINA PARVIZI and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 22 day of July, 2019.



Veronica Kilpatrick
Supervising Special Investigator

cc: TAYEBEH TINA PARVIZI
Veronica Kilpatrick
Sacto.