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FILED  
MAY 21 2003

DEPARTMENT OF REAL ESTATE

By Laurie B. Ben

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of	)	No. H-8373 SF
	)	
DINH QUOC NGUYEN,	)	
	)	
Respondent.	)	
	)	

ORDER DENYING APPLICATION FOR A REAL ESTATE LICENSE

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, required further proof of the honesty and truthfulness of DINH QUOC NGUYEN (hereinafter "Respondent"), in connection with Respondent's application for a real estate broker license filed on May 20, 2002, and in relation thereto, filed a Statement of Issues on April 11, 2003.

Said Statement of Issues was properly served on Respondent on or about April 15, 2003, and Respondent has, to date, failed to file a Notice of Defense, request a hearing, or otherwise establish that Respondent is entitled to the license sought.

1 IT IS THEREFORE ORDERED, pursuant to the authority  
2 granted under Section 11520 of the Government Code of the State  
3 of California, that the application of DINH QUOC NGUYEN for a  
4 real estate broker license is hereby denied.

5 This Order shall be effective immediately.

6 DATED: May 16, 2003

7 PAULA REDDISH ZINNEMANN  
8 Real Estate Commissioner

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1 JAMES L. BEAVER, Counsel (SBN 60543)  
2 Department of Real Estate  
3 P. O. Box 187000  
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0788 (Direct)

FILED  
APR 11 2003

DEPARTMENT OF REAL ESTATE

By Laurie G. [Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 DINH QUOC NGUYEN, )  
13 Respondent. )

No. H-8373 SF

STATEMENT OF ISSUES

14  
15 The Complainant, Les R. Bettencourt, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against DINH QUOC NGUYEN (hereinafter "Respondent"),  
18 alleges as follows:

19 I

20 Complainant, Les R. Bettencourt, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues in his official capacity.

23 II

24 On or about May 20, 2002, Respondent made application  
25 to the Department of Real Estate of the State of California  
26 (hereinafter "the Department") for a real estate broker license.

27 ///

1 III

2 On or about June 16, 1992, in the Municipal Court of  
3 the State of California, County of Santa Clara, Respondent was  
4 convicted of the crime of Possession of Stolen Property in  
5 violation of Penal Code Section 496, a misdemeanor and a crime  
6 involving moral turpitude which bears a substantial relationship  
7 under Section 2910, Title 10, California Code of Regulations  
8 (herein "the Regulations"), to the qualifications, functions or  
9 duties of a real estate licensee.

10 IV

11 On or about April 7, 1994, in the Municipal Court of  
12 the State of California, County of Santa Clara, Respondent was  
13 convicted of the crime of Take or Drive a Vehicle in violation  
14 of Vehicle Code Section 10851(a), a felony and a crime involving  
15 moral turpitude which bears a substantial relationship under  
16 Section 2910 of the Regulations to the qualifications, functions  
17 or duties of a real estate licensee.

18 V

19 Respondent's criminal convictions described in  
20 Paragraphs III and IV, above, constitute cause for denial of  
21 Respondent's application for a real estate license under  
22 Sections 480(a) and 10177(b) of the California Business and  
23 Professions Code (hereinafter "the Code").

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WHEREFORE, 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 broker license to Respondent, and for such other and further relief as may be proper in the premises.

  
LES R. BETTENCOURT  
Deputy Real Estate Commissioner

Dated at Oakland, California,  
this 8th day of April, 2003.