

FILED

MAR 27 2015

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

By S. Black

In the Matter of the Accusation of)	
)	H-11721 SF
BROKKER, INC.,)	
PETER GLENN CAPONIO, and)	(As to Respondent
SLAVKA T. THOMSON,)	<u>Slavka T. Thomson, Only</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 March 6, 2015, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondent SLAVKA T. THOMSON's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license and/or license rights on grounds of violation of Sections 10130 (real estate license requirement), 10140.6 (disclosure of license information in advertising), 10177(d) (willful disregard of Real Estate Law) and/or 10177(g) (negligence/incompetence) of the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code ("the Code"), and Section 2773 (disclosure of license identification number on solicitation materials) of Title 10 of the California Code of Regulations ("the Regulations").

The right to reinstatement of a revoked real estate license is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent SLAVKA T. THOMSON.

FINDINGS OF FACT

1

On June 16, 2014, Robin S. Tanner 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 certified mail, return receipt requested, to Respondent SLAVKA T. THOMSON's last known mailing address on file with the Bureau on June 19, 2014.

On March 6, 2015, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent SLAVKA T. THOMSON's default was entered herein.

2

Respondent SLAVKA T. THOMSON is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (herein "the Code") as a real estate salesperson.

3

Respondent SLAVKA T. THOMSON engaged in licensed real estate activities after the expiration of her real estate salesperson license on May 24, 2013. Specifically, Respondent SLAVKA T. THOMSON collected rent receipts in June 2013 and entered into at least two (2) property management agreements in July 2013.

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The website www.thomsonproperties.com, which Respondent SLAVKA T. THOMSON owns and controls, failed to disclose Respondent SLAVKA T. THOMSON's real estate license identification number.

DETERMINATION OF ISSUES

1

Cause for disciplinary action against Respondent SLAVKA T. THOMSON exists with reference to acts set forth in Paragraphs 3 and 4, above, pursuant to Sections 10130, 10140.6, 10177(d) and 10177(g) of the Code, and Section 2773 of the Regulations.

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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 Respondent SLAVKA T. THOMSON 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 APR 17 2015.

DATED: MARCH 25, 2015

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to be 'JEFFREY MASON', written over a horizontal line.

By: JEFFREY MASON
Chief Deputy Commissioner

1 Bureau of Real Estate
2 P. O. Box 137007
3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8670

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BUREAU OF REAL ESTATE

By *H. Contreras*

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10 In the Matter of the Accusation of)
11) H-11721 SF
12 BROKKER, INC.,)
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14 SLAVKA T. THOMSON,) Slavka T. Thomson only)
15 Respondents.)

15 Respondent, SLAVKA T. THOMSON, having failed to file a Notice of Defense
16 within the time required by Section 11506 of the Government Code, is now in default. It is,
17 therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED March 4, 2015.

19 Real Estate Commissioner

20
21
22 By:

Joe M. Carrillo
23 JOE M. CARRILLO
24 Northern Regional Manager
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