

**FILED**

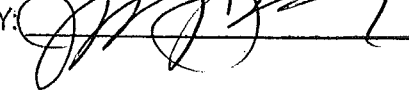
BEFORE THE DEPARTMENT OF REAL ESTATE

JUN 18 2012

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

\* \* \* \*

BY: 

In the Matter of the Accusation of )  
 )  
 GREGOR TEVAN, )  
 )  
 Respondent. )  
 )  
 \_\_\_\_\_ )

No. H-37766 LA

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 April 23, 2012, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of a crime.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension 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.

FINDINGS OF FACT

I

On December 6, 2011, Robin Trujillo 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, to Respondent's last known mailing address on file with the Department, by certified and regular mail on December 27, 2011.

On April 23, 2012, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government code, Respondent's default was entered herein.

II

Respondent 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 ("Code"), as a real estate salesperson. Respondent's license expired on April 4, 2011. Pursuant to Code Section 10201 Respondent retains renewal rights. Pursuant to Section 10103 the Department retains jurisdiction.

III

On or about August 10, 2010, in the Superior Court of the State of California, County of Los Angeles, in Case No. GA077651, Respondent was convicted for two counts for violation of Penal Code Section 470(A) (forgery), felonies.

IV

The evidence established that the crime of which Respondent was convicted, as described in Paragraph III, is substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490, 10177(b).

II

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

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ORDER

The licenses and license rights of Respondent GREGOR TEVAN under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

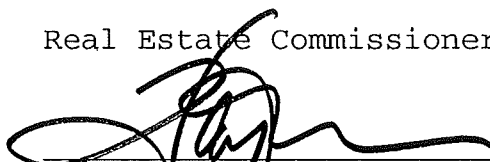
This Decision shall become effective at 12 o'clock noon on

~~JUL 09 2012~~

DATED:

6/7/2012

Real Estate Commissioner

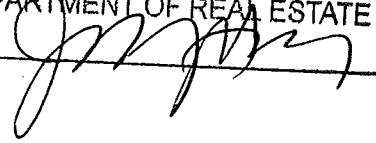


By WAYNE S. BELL  
Chief Counsel

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2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 (213) 576-6982

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APR 23 2012

DEPARTMENT OF REAL ESTATE  
BY: 

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8 STATE OF CALIFORNIA

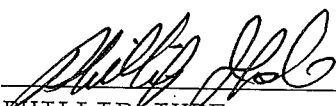
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10  
11 In the Matter of the Accusation of )  
12 GREGOR TEVAN, ) NO. H-37766 LA  
13 Respondent. ) DEFAULT ORDER  
14 )

15 Respondent, GREGOR TEVAN, having failed to file a  
16 Notice of Defense within the time required by Section 11506 of  
17 the Government Code, is now in default. It is, therefore,  
18 ordered that a default be entered on the record in this matter.  
19

20 IT IS SO ORDERED April 23, 2012.

21 Real Estate Commissioner

22  
23   
24 By: PHILLIP IHDE  
25 Regional Manager  
26  
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