

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**

AUG 19 2021

DEPT. OF REAL ESTATE

By *Kevin H. Sun*

8 **DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

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11 In the Matter of the Accusation of )

12 RICHARD CLAUDE CHANDROO, )

13 Respondent. )  
14

DRE No. H-41788 LA

**STIPULATION AND AGREEMENT**

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16 It is hereby stipulated by and between RICHARD CLAUDE CHANDROO  
17 (“Respondent”) and his attorney of record, Rice, Rice & Oran, and the Complainant, acting by and  
18 through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of  
19 settling and disposing of the Accusation filed on September 25, 2020 in this matter:

20 1. All issues which were to be contested and all evidence which was to be presented  
21 by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be  
22 held in accordance with the provisions of the Administrative Procedure Act (herein “APA”), shall  
23 instead and in place thereof be submitted on the basis of the provisions of this Stipulation and  
24 Agreement in Settlement and Order (herein “Stipulation”).

25 2. Respondent has received, read and understands the Statement to Respondent, the  
26 Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in this  
27 proceeding.



1 California Business and Professions Code (“Code”) Section 490, and is grounds for the suspension  
2 or revocation of all of the real estate license and license rights of Respondent under the provision of  
3 Sections 10177(b) and 10186.2 of the Code.

4 ORDER

5 WHEREFORE, THE FOLLOWING ORDER is hereby made:

6 I.

7 All licenses and licensing rights of Respondent RICHARD CLAUDE CHANDROO  
8 under the Real Estate Law are revoked; provided, however: a restricted real estate salesperson  
9 license shall be issued to Respondent, to be issued pursuant to Code Section 10156.5 if Respondent  
10 makes application therefore and pays to the Department the appropriate fee for her restricted real  
11 estate salesperson license within thirty (30) days from the effective date of this Decision and Order.

12 The restricted license issued to Respondent shall be subject to all of the provisions of Section  
13 10156.7 of the Code and to the following limitations, conditions and restrictions imposed under  
14 authority of Section 10156.6 of the Code:

15 1. The restricted license issued to Respondent may be suspended prior to hearing by  
16 Order of the Commissioner in the event of Respondent’s conviction or plea of *nolo contendere* to a  
17 crime which is substantially related to Respondent’s fitness or capacity as a real estate licensee.

18 2. The restricted license issued to Respondent may be suspended prior to hearing by  
19 Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that  
20 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law,  
21 Regulations of the Real Estate Commissioner or conditions attaching to the restricted licenses.

22 3. Respondent shall not be eligible to apply for the issuance of unrestricted real  
23 estate licenses nor for removal of any of the conditions, limitations or restrictions of a restricted  
24 license until four (4) years have elapsed from the effective date of this Decision and Order.

25 4. Respondent shall, within nine (9) months from the effective date of this Decision  
26 and Order, present evidence satisfactory to the Commissioner that Respondent has, since the most  
27 recent issuance of an original or renewal real estate license, taken and successfully completed the

1 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal  
2 of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate  
3 license shall automatically be suspended until Respondent presents evidence satisfactory to the  
4 Commissioner of having taken and successfully completed the continuing education requirements.  
5 Proof of completion of the continuing education courses must be delivered to the Department of  
6 Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.

7                   5. Respondent shall submit with any application for license under an employing  
8 broker, or any application for transfer to a new employing broker, a statement signed by the  
9 prospective employing real estate broker on a form approved by the Department of Real Estate  
10 which shall certify:

11                   (a) That the employing broker has read the Decision of the Commissioner which  
12 granted the right to a restricted license; and

13                   (b) That the employing broker will exercise close supervision over the performance  
14 by the restricted licensee relating to activities for which a real estate license is required.

15                   6. All licenses and licensing rights of Respondent are indefinitely suspended unless  
16 or until Respondent pays the sum of \$2,021.25 for the Commissioner's reasonable cost of the  
17 investigation and enforcement which led to this disciplinary action. Said payment shall be in the  
18 form of a cashier's check or certified check made payable to the Department of Real Estate. The  
19 investigation and enforcement costs must be delivered to the Department of Real Estate, Flag  
20 Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this  
21 Decision and Order.

22 DATED: 5/19/2021

  
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Kevin H. Sun  
Counsel for Complainant

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**EXECUTION OF THE STIPULATION**

I have read the Stipulation and Agreement. Its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

**MAILING AND FACSIMILE**

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by sending a hard copy of the original signed signature page of the Stipulation herein to Kevin H. Sun, Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105. In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by e-mailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges, and understands that by electronically sending to the Department a scan of Respondent's actual signatures as they appear on the Stipulation and Agreement, that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 5/17/2021



ID: Zjh3eYzJK1mvsZnuqMens8E  
**RICHARD CLAUDE CHANDROO**  
Respondent

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent RICHARD CLAUDE CHANDROO in this matter and shall become effective at 12 o'clock noon on SEP 20 2021, 2021.

IT IS SO ORDERED 8.12.21, 2021.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

Douglas R. McCauley