

1 Department of Real Estate  
2 320 West Fourth Street, #350  
3 Los Angeles, California 90013  
4 (213) 576-6982

**FILED**  
**DEC 06 2019**  
**DEPT. OF REAL ESTATE**  
By Zni - ga

7 BEFORE THE DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10  
11 In the Matter of the Accusation of ) No. H-03272 FR  
12 MEENA DHESI SANGHERA, ) STIPULATION AND AGREEMENT  
13 Respondent. )  
14 )

15 It is hereby stipulated by and between MEENA DHESI SANGHERA (hereinafter  
16 "Respondent"), and the Complainant, acting by and through Julie L. To, counsel for the  
17 Department of Real Estate ("DRE" or "Department") as follows for the purpose of settling and  
18 disposing of the investigation in DRE Case No. 417-0428-004 in this matter:

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

24 2. Respondent is aware of the Department's pending investigation in Case No.  
25 417-0428-004 and stipulates that the Real Estate Commissioner has found grounds that justify  
26

27 DRE Stipulation & Agreement

1 the revocation or suspension of her unrestricted real estate salesperson license. Respondent  
2 agrees that there are grounds to revoke or suspend her real estate salesperson license pursuant to  
3 California Business and Professions Code Sections 490, 10177(b) and 10186.2, for her violation  
4 of California Penal Code ("PC") Section 192(c)(2) (vehicular manslaughter without gross  
5 negligence), a misdemeanor, on July 11, 2018 (Santa Clara County Case No. C1758064;  
6 expunged pursuant to PC 1203.4 on February 11, 2019) and her failure to report said violation to  
7 the Department.

8           3. Respondent understands that by her signing of this Stipulation and  
9 Agreement, provided this Stipulation and Agreement is accepted and signed by the Real Estate  
10 Commissioner, the Real Estate Commissioner will not file an Accusation based on the grounds  
11 herein, and thereby waives her right to require the Commissioner to prove the allegations in the  
12 Accusation at a contested hearing held in accordance with the provisions of the APA and that  
13 she will waive other rights afforded to him in connection with the hearing such as the right to  
14 present evidence in defense of the allegations in the Accusation, the right to cross-examine  
15 witnesses, and the right to present evidence to establish rehabilitation.

16           4. Respondent understands that by agreeing to this Stipulation and Agreement,  
17 Respondent agrees to pay, pursuant to Section 10106 of the California Business and Professions  
18 Code (Code), the cost of the investigation and enforcement which resulted in the determination  
19 that Respondent committed the violations found in the Determination of Issues. The amount of  
20 said costs is \$180.00.

21           5. It is understood by the parties that the Real Estate Commissioner may adopt  
22 the Stipulation and Agreement as his Decision in this matter, thereby imposing the penalty and  
23 sanctions on Respondent's real estate license and license rights as set forth in the below  
24 "Order." In the event that the Commissioner in his discretion does not adopt the Stipulation  
25 and Agreement, it shall be void and of no effect, and Respondent shall retain the right to a  
26

1 hearing and proceeding on an Accusation under all the provisions of the APA and shall not be  
2 bound by any admission or waiver made herein.

3 7. The Order or any subsequent Order of the Real Estate Commissioner made  
4 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any  
5 further administrative or civil proceedings by the Department of Real Estate with respect to any  
6 matters which were not specifically alleged to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations, admissions and waivers and solely for  
9 the purpose of settlement of the pending investigation without an Accusation and hearing, it is  
10 stipulated and agreed that the following determination of issues shall be made:

11 The conduct of Respondent, as set forth above, specifically Respondent's July  
12 11, 2018 misdemeanor conviction in Santa Clara County Case No. C1758064 for her violation  
13 of PC 192(c)(2) (vehicular manslaughter without gross negligence) and her failure to report said  
14 conviction to the Department constitute grounds for the suspension or revocation of  
15 Respondent's real estate salesperson license under the provisions of Sections 490, 10177(b), and  
16 10186.2 of the Business and Professions Code.

17 ORDER

18 WHEREFORE, THE FOLLOWING ORDER is hereby made:

19 All licenses and licensing rights of Respondent MEENA DHESI SANGHERA  
20 under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson  
21 license shall be issued to Respondent pursuant to Section 10156.5 of the Business and  
22 Professions Code if Respondent makes application therefor and pays to the Department of Real  
23 Estate the appropriate fee for the restricted license within ninety (90) days from the effective  
24 date of this Decision. The restricted license issued to Respondent shall be subject to all of the  
25 provisions of Section 10156.7 of the Business and Professions Code and to the following  
26  
27

DRE Stipulation & Agreement



1 limitations, conditions and restrictions imposed under authority of that Code:

2 1. The restricted license issued to Respondent may be suspended prior to hearing  
3 by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of  
4 nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a  
5 real estate licensee.

6 2. The restricted license issued to Respondent may be suspended prior to hearing  
7 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that  
8 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands  
9 Law, Regulations of the Real Estate Commissioner, or conditions attaching to this restricted  
10 license.

11 3. Respondent shall not be eligible to apply for the issuance of an unrestricted  
12 real estate license nor for the removal of any of the conditions, limitations or restrictions  
13 of a restricted license until two (2) years have elapsed from the effective date of this Decision.

14 4. Respondent shall submit with any application for license under an employing  
15 broker, or any application for transfer to a new employing broker, a statement signed by the  
16 prospective employing broker on a form approved by the Department of Real Estate which shall  
17 certify:

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

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

23 ///

24 ///

25 ///

26

27

1                    5. Respondent shall, within nine (9) months from the effective date of this  
2 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,  
3 since the most recent issuance of an original or renewal real estate license, taken and  
4 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the  
5 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition,  
6 the Respondent's real estate license shall automatically be suspended until Respondent presents  
7 evidence satisfactory to the Commissioner of having taken and successfully completed the  
8 continuing education requirements. Proof of completion of the continuing education courses  
9 must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,  
10 Sacramento,  
11 CA 95813-7013.

12                    6. Respondent shall, prior to the issuance of the restricted license and as a  
13 condition of the issuance of said restricted license, pay the sum of \$180.00 for the  
14 Commissioner's reasonable cost of the investigation and enforcement which led to this  
15 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
16 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
17 Department of Real Estate, Flag Section, P.O. Box 137013, Sacramento, CA 95813-7013, prior  
18 to the effective date of this Order.

19                    (a) If Respondent fails to satisfy this condition, the Commissioner shall  
20 order the suspension of the restricted license until the Respondent presents evidence of payment.  
21 The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the  
22 Administrative Procedure Act to present such evidence that payment was timely made. The  
23 suspension shall remain in effect until payment is made in full or until a decision providing  
24 otherwise is adopted following a hearing held pursuant to this condition.



1                    7. Respondent shall notify the Commissioner in writing within seventy-two (72)  
2 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real  
3 Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date  
4 of Respondent's arrest, the crime for which Respondent was arrested, and the name and address  
5 of the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
6 constitute an independent violation of the terms of the restricted license and shall be grounds for  
7 the suspension or revocation of that license.

8 DATED: 11-13-19



9 Julie L. To, Counsel for Complainant

10 \* \* \*

11                    I have read the Stipulation and Agreement, and its terms are understood by me  
12 and are agreeable and acceptable to me. I understand that I am waiving rights given to me by  
13 the California Administrative Procedure Act (including, but not limited to Sections 11506,  
14 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily  
15 waive those rights, including the right of requiring the Commissioner to prove the allegations in  
16 an Accusation at a hearing at which I would have the right to cross-examine witnesses against  
17 me and to present evidence in defense and mitigation of the charges.

18                    Respondent shall send a hard copy of the original signed Stipulation and  
19 Agreement to: Julie L. To, Department of Real Estate, 320 West Fourth Street, Suite 350, Los  
20 Angeles, CA 90013. Respondent can signify acceptance and approval of the terms and  
21 conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page,  
22 as actually signed by Respondent, to the Department counsel assigned to this case. Respondent  
23 agrees, acknowledges and understands that by electronically sending the Department a scan of  
24 Respondent's actual signature as it appears on the Stipulation and Agreement, that receipt of the  
25  
26  
27

1 scan by the Department shall be binding on Respondent as if the Department had received the  
2 original signed Stipulation and Agreement.

3 DATED: 11/2/2019

MEENA D HESI SANGHERA

MEENA DHESI SANGHERA, Respondent

4 \* \* \*

5  
6 The foregoing Stipulation and Agreement is hereby adopted as my Decision in  
7 this matter and shall become effective at 12 o'clock noon on DEC 26 2019.

8 IT IS SO ORDERED November 22, 2019

9

10 DANIEL J. SANDRI  
11 ACTING REAL ESTATE COMMISSIONER

12

13

Daniel J. Sandri

14

15

16

17

18

19

20

21

22

23

24

25

26

27