

Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105
Telephone: (213) 559-5990

FILED

JUL 24 2025

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Order to Desist and Refrain)
issued to)
)
BESSIRE AND CASENHISER, INC.;)
KEITH IVAN CASENHISER;)
CHAD TYLER CASENHISER; and)
RHEANNON CRYSTAL ARCINIEGA,)
)
Respondents.)

No. H-03572 FR

**STIPULATION
AND
AGREEMENT**

It is hereby stipulated by and between Respondents BESSIRE AND CASENHISER, INC. (BAC); KEITH IVAN CASENHISER (KCASENHISER); and RHEANNON CRYSTAL ARCINIEGA (ARCINIEGA) (hereinafter "Respondents" shall only refer to BAC, KCASENHISER and ARCINIEGA), all represented by Duane Montgomery, Esq. and the Complainant, acting by and through Julie L. To, Counsel for the Department of Real Estate ("Department" or "DRE"), as follows for the purpose of settling and disposing of the Order to Desist and Refrain (Desist and Refrain Order) filed on March 20, 2025, in Case No. H-03572 FR in this matter.

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DRE Stipulation & Agreement: Bessire and Casenhiser, Inc. et al., H-03572 FR

1 1. All issues which were to be contested and all evidence which was to be
2 presented by Complainant and Respondents at a formal hearing on the Desist and Refrain Order,
3 which hearing was to be held in accordance with the provisions of the Administrative Procedure
4 Act ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions
5 of this Stipulation and Agreement ("Stipulation").

6 2. Respondents have received, read and understand the Desist and Refrain Order
7 filed by the Department in this proceeding.

8 3. Respondents acknowledge that they understand that by entering into this
9 Stipulation and Agreement, they thereby waive their right to require the Commissioner to prove
10 the allegations in the Desist and Refrain Order at a contested hearing held in accordance with the
11 provisions of the APA and that they will waive other rights afforded to them in connection with
12 the hearing such as the right to present evidence in their defense and the right to cross-examine
13 witnesses.

14 4. This Stipulation is based on the factual allegations contained in the Desist and
15 Refrain Order. In the interest of expedience and economy, Respondents choose not to contest
16 these allegations, but to remain silent, and understand that, as a result thereof, these factual
17 allegations, without being admitted or denied, will serve as a prima facie basis for the
18 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
19 provide further evidence to prove said factual allegations.

20 5. This Stipulation is made for the purpose of reaching an agreed disposition of
21 this proceeding and is expressly limited to this proceeding and any other proceeding or case in
22 which the Department or another licensing agency of this state, another state, or if the federal
23 government is involved, and otherwise shall not be admissible in any other criminal or civil
24 proceeding.

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1 6. It is understood by the parties that the Real Estate Commissioner may adopt
2 this Stipulation as the Commissioner's Decision in this matter, thereby imposing the penalty and
3 sanctions on Respondents' real estate licenses and license rights as set forth in below "Order." In
4 the event that the Commissioner in her discretion does not adopt the Stipulation and Agreement,
5 the Stipulation shall be void and of no effect and Respondents shall retain the right to a hearing
6 and proceeding on the Desist and Refrain Order under the provisions of the APA and shall not be
7 bound by any admission or waiver made herein.

8 7. The Order or any subsequent Order of the Real Estate Commissioner made
9 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
10 administrative or civil proceedings by the Department of Real Estate with respect to any matters
11 which were not specifically alleged to be causes for the Desist and Refrain Order in this
12 proceeding but do constitute a bar, estoppel and merger as to any allegations actually contained
13 in the Desist and Refrain Order against Respondents herein.

14 8. Respondents understand that by agreeing to this Stipulation, Respondents
15 agree to be jointly and severally liable for payment of the Commissioner's cost of the
16 investigation and enforcement which resulted in the determination that Respondents committed
17 the violations found in the Determination of Issues, pursuant to Code Section 10106. The
18 amount of said investigation and enforcement costs is \$5,848.00 (comprised of \$4,462.00 in
19 investigation costs and \$1,386.00 in enforcement costs); therefore, Respondents agree to pay,
20 pursuant to Code Section 10106, the amount \$5,848.00.

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27 DRE Stipulation & Agreement: Bessire and Casenhiser, Inc. et al., H-03572 FR

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1 Account, 651 Bannon Street, Suite 507, Sacramento, CA 95811, prior to the effective date of this
2 Decision and Order.

3 c) No further cause for disciplinary action against the real estate licenses
4 of Respondents occurs within two (2) years from the effective date of the Decision in this matter.

5 d) If Respondents fail to pay the monetary penalty in accordance with the
6 terms of the Decision, the Commissioner may, without a hearing, order the immediate execution
7 of all or any part of the stayed suspension as to the Respondent who has failed to pay said
8 monetary penalty, in which event that Respondent shall not be entitled to any repayment nor
9 credit, prorated or otherwise, for money paid to the Department under the terms of this Decision.

10 e) If Respondents pay the monetary penalty and if no further cause for
11 disciplinary action against the real estate licenses of Respondents occurs within two (2) years
12 from the effective date of the Decision, the stay hereby granted shall become permanent.

13 2. a) Respondents shall obey all laws, rules and regulations governing the rights,
14 duties and responsibilities of a real estate licensee in the State of California; and,

15 b) Should a final subsequent determination be made, after hearing or upon
16 stipulation, that cause of disciplinary action occurred within two (2) years from the effective date
17 of this Decision and Order, the Commissioner may, in her discretion, vacate and set aside the
18 stay order and reimpose all or a portion of the stayed suspension. Should no such determination
19 be made, the stay imposed herein shall become permanent.

20 3. All licenses and licensing rights of Respondents are indefinitely suspended
21 unless or until Respondents pay the sum of \$5,848.00 (comprised of \$4,462.00 in investigation
22 costs and \$1,386.00 in enforcement costs) for the Commissioner's reasonable cost of the
23 investigation and enforcement which led to this disciplinary action. Respondents' payment(s)
24 shall be in the form of a cashier's check or certified check made payable to the Department of
25 Real Estate. The investigation and enforcement costs must be delivered to the Department of
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1 Real Estate, Flag Section at 651 Bannan Street, Suite 504, Sacramento, CA 95811 prior to the
2 effective date of this Decision and Order.

3 4. Respondents shall, within six (6) months from the effective date of this
4 Decision and Order, take and pass the Professional Responsibility Examination administered by
5 the Department, including the payment of the appropriate examination fee. If a Respondent
6 fails to satisfy this condition, that Respondent's real estate license shall automatically be
7 suspended until said Respondent passes the examination.

8 5. Respondents shall, within nine (9) months from the effective date of this
9 Decision and Order, present evidence satisfactory to the Commissioner that Respondents have,
10 since the most recent issuance of an original or renewal real estate license, taken and successfully
11 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
12 Law for renewal of a real estate license. If a Respondent fails to satisfy this condition, that
13 Respondent's real estate license shall automatically be suspended until said Respondent presents
14 evidence satisfactory to the Commissioner of having taken and successfully completed the
15 continuing education requirements. Proof of completion of the continuing education courses
16 must be delivered to the Department of Real Estate, Flag Section at 651 Bannan Street, Suite
17 504, Sacramento, CA 95811.

18 DATED: 06-26-25


Julie L. To, Counsel for
Department of Real Estate

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21 II.

22 EXECUTION OF THE STIPULATION

23 We have read the Stipulation and Agreement. Its terms are understood by us and
24 are agreeable and acceptable to us. We understand that we are waiving rights given to us by the
25 California Administrative Procedure Act (including but not limited to Sections 11506, 11508,
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1 11509 and 11513 of the Government Code), and we willingly, intelligently and voluntarily waive
2 those rights, including the right of requiring the Commissioner to prove the allegations in the
3 Accusation at a hearing at which we would have the right to cross-examine witnesses against us
4 and to present evidence in defense and mitigation of the charges.

5 III.

6 MAILING AND FACSIMILE

7 Respondents can signify acceptance and approval of the terms and conditions of
8 this Stipulation and Agreement by sending a hard copy of the original signed signature page of
9 the Stipulation herein to Julie L. To, Legal Section, Department of Real Estate, 320 W. Fourth
10 St., Suite 350, Los Angeles, California 90013-1105. In the event of time constraints before an
11 administrative hearing, Respondents can signify acceptance and approval of the terms and
12 conditions of this Stipulation and Agreement by e-mailing a scanned copy of the signature page,
13 as actually signed by Respondents to the Department counsel assigned to this case. Respondents
14 agree, acknowledge, and understand that by electronically sending to the Department a scan of
15 Respondents' actual signatures as they appear on the Stipulation and Agreement, that receipt of
16 the scan by the Department shall be binding on Respondents as if the Department had received
17 the original signed Stipulation and Agreement.

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19 DATED: 6/19/2025

20 [REDACTED]
21 BESSIRE AND CASENHISER, INC., Respondent
By: Keith Ivan Casenhiser, Designated Officer

22 DATED: 6/19/2025

23 [REDACTED]
24 KEITH IVAN CASENHISER, Respondent

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2 DATED: 06.19.2025


RHEANNON CRYSTAL ARCINIEGA,
Respondent

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5 *I have reviewed the Stipulation and Agreement as to form and have advised my*
6 *clients accordingly.*

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8 DATED: 6/23/2025


Duane Montgomery, Attorney for Respondents

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11 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
12 Respondents BESSIRE AND CASENHISER, INC., KEITH IVAN CASENHISER, and
13 RHEANNON CRYSTAL ARCINIEGA and shall become effective at 12 o'clock noon on
14 AUG 25 2025, 2025.

15 IT IS SO ORDERED July 17, 2025.

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17 REAL ESTATE COMMISSIONER

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20 CHIKA SUNQUIST

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27 DRE Stipulation & Agreement: Bessire and Casenhiser, Inc. et al., H-03572 FR