s.	FILED
1	KYLE T. JONES, Attorney (SBN 300751) NOV 0 6 2024
2	Department of Real Estate DEPARTMENT OF REAL ESTATE   Legal Division By
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5 6	(916) 263-3767 (Fax) (916) 576-8700
7	
8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	In the Matter of the Accusation of )
12	) No. H-3580 FR DIANE NGUYEN HO, )
13	Respondent. ) <u>ACCUSATION</u>
14	
15	The Complainant, RUBEN CORONADO, acting in his official capacity as a
16	Supervising Special Investigator of the State of California, for this Accusation against DIANE
17 18	NGUYEN HO ("Respondent"), is informed and alleges as follows:
19	Respondent is presently licensed and/or has license rights under the Real Estate
20	Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real
21	estate broker.
22	2
23	On or about March 11, 2024, in the Superior Cour of the State of California,
24	County of Santa Clara, Case No. C1764065, Respondent was convicted of violating Section 506
25	(embezzlement) of the California Penal Code, a misdemeanor and a crime that bears a substantial
26	relationship to the qualifications, functions or duties of a real estate licensee pursuant to Section
27	2910, Title 10, Chapter 6, of the California Code of Regulations.

## **GROUNDS FOR DISCIPLINE**

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3	The facts alleged in Paragraphs 2, above, constitute cause under Sections 490
4	(conviction of substantially related crime), 10177(b) (conviction of substantially related crime),
5	and 10177(j) (fraud or dishonest dealing) of the Code for the suspension or revocation of all
6	licenses and license rights of Respondent under the Real Estate Law.
7	<u>COST RECOVERY</u>
8	4
9	The Department of Real Estate will seek to recover the costs of the investigation
10	and prosecution of this case pursuant to Section 10106 of the Code which provides, in pertinent
11	part, that in any order issued in resolution of a disciplinary proceeding before the Department,
12	the Commissioner may request the administrative law judge to direct a licensee found to have
13	committed a violation of this part to pay a sum not to exceed the reasonable costs of the
14	investigation and enforcement of the case.
15	WHEREFORE, Complainant prays that a hearing be conducted on the allegations
16	of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
17	action against all licenses and license rights of Respondent under the Real Estate Law, for the
18	cost of investigation and enforcement as permitted by law, and for such other and further relief
19	as may be proper under other provisions of law.
20	
21	RUBEN CORONADO
22	Supervising Special Investigator
23	
24	Dated at Fresno, California,
25	this day of, 2024.
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## DISCOVERY DEMAND

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	Pursuant to Sections 11507.6, et seq. of the Administrative Procedure Act, the	
3	Department hereby makes demand for discovery pursuant to the guidelines set forth in the	
4	Administrative Procedure Act. Failure to provide Discovery to the Department may result in the	
5	exclusion of witnesses and documents at the hearing or other sanctions that the Office of	
6	Administrative Hearings deems appropriate.	
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