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FILED
AUG 26 2025
DEPARTMENT OF REAL ESTATE
By B. Nichols

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	
JULIE OLSEN,	No. H-3621 FR
Respondent.	ACCUSATION

The Complainant, RUBEN CORONADO, acting in his official capacity as a Supervising Special Investigator of the State of California, for this Accusation against JULIE OLSEN ("Respondent"), is informed and alleges as follows:

1

At all times mentioned herein, Respondent was and is presently licensed and/or has license rights by the Department of Real Estate ("Department"), under the California Business and Professions Code ("Code") as a real estate salesperson, License No. 02098234.

2

At all times mentioned, Respondent engaged in the business within the meaning of Section 10131(a) of the Code, including the operation and conduct of a residential resale brokerage wherein Respondent bought, sold, or offered to buy or sell, solicited, or obtained listings of, and negotiated the purchase, sale or exchange of real property or business opportunities, all for or in expectation of compensation.

3

On or about June 1, 2024, Respondent, as a buyer's agent, was showing the residential property located at 9151 Pato Lane, Atascadero, CA ("Pato Lane"), to prospective purchasers. While showing the property, Respondent stole some prescription medication, Tramadol, and replaced the stolen medication with another type of pill.

4

On or about June 2, 2024, the listing agent for Pato Lane informed Respondent by text message that the owners of Pato Lane discovered the missing Tramadol with some other pills in its place, that the back door was left unlocked, and the sellers were filing a police report to have the medication bottle dusted for fingerprints. Respondent did not take responsibility for the theft and proposed that someone came through the back door to steal the pills. Respondent sent several additional texts diverting blame from herself. The following day, Respondent called the listing agent and admitted to stealing the Tramadol.

GROUNDS FOR DISCIPLINE

5

The acts and/or omissions as described above in constitute grounds for the suspension or revocation of the license and license rights of Respondents pursuant to Sections 10176(a) (making any substantial misrepresentation), 10176(i) (fraud or dishonest dealing), and/or 10177(j) (fraud or dishonest dealing) of the Code.

COST RECOVERY

6

The Department will seek to recover the costs of the investigation and prosecution of this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other provisions of law.

RUBEN CORONADO
Supervising Special Investigator

Dated at Fresno, California,

this 20th day of August, 2025.

DISCOVERY DEMAND

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