

FILED

May 2, 2012

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of

VINYO PHILLIP KETSAVONG,

Respondent.

DRE No. H-5709 SAC

OAH No. 2011110584

DECISION AFTER RECONSIDERATION

On February 21, 2012, a Decision was rendered herein by the Real Estate Commissioner which revoked the real estate broker license and license rights of Respondent VINYO PHILLIP KETSAVONG (KETSAVONG). Said Decision was to become effective on March 19 2012, and was stayed by separate Order to April 18, 2012.

On March 15, 2012, KETSAVONG petitioned for reconsideration of said Decision. An Order Granting Reconsideration was filed on April 18, 2012.

I have considered the petition of Respondent and have concluded that good cause has been presented for reconsideration of the Decision of February 21, 2012, for the limited purpose of determining whether the disciplinary action therein imposed should be reduced.

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1 I have reconsidered said Decision and it is hereby ordered that the disciplinary  
2 action therein imposed against the real estate broker license of KETSAVONG be reduced by  
3 modifying the Order of said Decision to read as follows:

4 ORDER

5 All licenses and licensing rights of KETSAVONG under the Real Estate Law  
6 are revoked; provided, however, a restricted real estate salesperson license shall be issued to  
7 KETSAVONG pursuant to Section 10156.5 of the Business and Professions Code if  
8 KETSAVONG makes application thereof and pays to the Department of Real Estate the  
9 appropriate fee for the restricted licenses within 90 days from the effective date of this  
10 Decision. The restricted licenses issued to KETSAVONG shall be subject to all provisions  
11 of Section 10156.7 of the Business and Professions Code and to the following limitations,  
12 conditions, and restrictions imposed under authority of Section 10156.6 of that Code:

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

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

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

26 4. With the application for license, or with the application for transfer to a new  
27 employing broker, Respondent shall submit a statement signed by the prospective

1 employing broker on a form approved by the Department of Real Estate wherein the employing  
2 broker shall certify as follows:

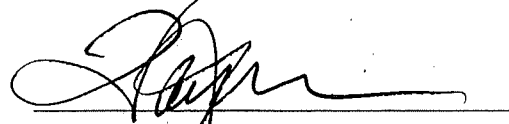
- 3 a. That broker has read the Accusation which is the basis for the issuance  
4 of the restricted license; and
- 5 b. That broker will carefully review all transaction documents prepared by  
6 the restricted licensee and otherwise exercise close supervision over the  
7 licensee's performance of acts for which a license is required.

8 As hereby modified and amended, the Decision of February 21, 2012, shall  
9 become effective at 12 o'clock noon on MAY 23 2012

10 IT IS SO ORDERED

4/22/2012

11  
12 Real Estate Commissioner

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14 By WAYNE S. BELL  
15 Chief Counsel  
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