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APR 28 2026

DEPT. OF REAL ESTATE

By

DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 559-5990

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation against:

ANANYZETH GONZALEZ, doing business as
Gonzalez Property Management,

Respondent.

DRE Case No.: H-05879 SD
OAH Case No.: 2025111039

**STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER**

It is hereby stipulated by and between Respondent ANANYZETH GONZALEZ, doing business as Gonzalez Property Management ("Respondent"), represented by Freddy A. Garmo, Esq., in this matter, and the Complainant, acting by and through Lissete Garcia, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing the Accusation filed on September 4, 2025, with Department Case No. H-05879 SD ("Accusation") in this matter:

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

2. Respondent has received, read, and understands the Statement to Respondent, the Discovery Provisions of the APA, and Accusation filed by the Department in this proceeding.

1 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
4 acknowledges and understands that by withdrawing said Notice of Defense, Respondent will
5 thereby waive Respondent's rights to require the Real Estate Commissioner ("Commissioner") to
6 prove the allegations in the Accusation at a contested hearing held in accordance with the
7 provisions of the APA and that Respondent will waive other rights afforded to Respondent in
8 connection with the hearing such as the right to present evidence in defense of the allegations in
9 the Accusation and the right to cross-examine witnesses.

10 4. Respondent, pursuant to the limitations set forth below, hereby admits that the
11 factual allegations in Paragraphs 3 through 9, 11 through 23, and 25 through 46 of the
12 Accusation filed in this proceeding are true and correct and the Real Estate Commissioner shall
13 not be required to provide further evidence of such allegations.

14 5. It is understood by the parties that the Real Estate Commissioner may adopt the
15 Stipulation and Agreement as her Decision in this matter, thereby imposing the penalty and
16 sanctions on Respondent's real estate licenses and license rights as set forth in the below
17 "Order." In the event that the Commissioner in her discretion, does not adopt the Stipulation and
18 Agreement, it shall be void and of no effect, and Respondent shall retain the right to a hearing
19 and proceeding on the Accusation under all the provisions of the APA and shall not be bound by
20 any admission or waiver made herein.

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

7. Respondent understands that by agreeing to this Stipulation, Respondent agrees to pay, pursuant to Section 10148 of the California Business and Professions Code ("Code"), the cost of the audit which resulted in the determination that Respondent committed the violations found in the "Determination of Issues" below. The amount of said audit cost is \$10,092.00.

8. Respondent understands that by agreeing to this Stipulation, the findings set forth below in the Determination of Issues become final, and the Commissioner may charge Respondent for the cost of any subsequent audit conducted pursuant to Business and Professions Code Section 10148 to determine if the violations have been corrected. The maximum cost of the subsequent audit will not exceed \$12,615.00.

9. Pursuant to Section 10106(a) of the Code, Respondent further understands that by agreeing to this Stipulation, Respondent agrees to pay the total combined amount of \$2,408.00 for the investigative and enforcement costs which led to this disciplinary action.

DETERMINATION OF ISSUES

By reason of the foregoing stipulation and agreement and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following determination of issues shall be made:

I.

The conduct, acts and/or omissions of Respondent ANANYZETH GONZALEZ as set forth herein above in Paragraph 4 constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent pursuant to the provisions of Code section 10176, subdivision (e), and Code section 10177, subdivisions (d) and (g), for violation of Code sections 10145, 10176(e), and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, California Code of Regulations ("Regulations") 2832.1, 2832, 2831, 2831.1, 2831.2, 2834, 2731, and 2725.

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1 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this
2 Decision and Order.

3 II.

4 INVESTIGATION AND ENFORCEMENT COSTS

5 All licenses and licensing rights of Respondent are indefinitely suspended unless
6 or until Respondent pays the sum of \$2,408.00 for the Commissioner's reasonable cost of the
7 investigation and enforcement which led to this disciplinary action. Said payment shall be in the
8 form of a cashier's check made payable to the Department of Real Estate. **The investigative and**
9 **enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651**
10 **Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision**
11 **and Order. Payment of investigation and enforcement costs should not be made until the**
12 **Stipulation has been approved by the Commissioner.** If Respondent fail to satisfy this
13 condition in a timely manner as provided for herein, Respondent's real estate licenses shall
14 automatically be suspended until payment is made in full, or until a decision providing otherwise
15 is adopted following a hearing held pursuant to this condition.

16 AUDIT COSTS

17 III.

18 Pursuant to Section 10148 of the Code, Respondent shall pay the sum of \$10,092.00 for
19 the Commissioner's cost of the audit which led to this disciplinary action. **The Respondent shall**
20 **pay such cost within sixty (60) days of receiving an invoice therefore from the**
21 **Commissioner. Payment of audit costs should not be made until Respondent receives the**
22 **invoice.** If Respondent fails to satisfy this condition in a timely manner as provided for herein,
23 Respondent's real estate licenses shall automatically be suspended until payment is made in full,
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1 or until a decision providing otherwise is adopted following a hearing held pursuant to this
2 condition.

3 IV.

4 Pursuant to Section 10148 of the Code, Respondent shall pay, severally or jointly, the
5 Commissioner's reasonable costs for any subsequent audit (said costs may not to exceed a
6 maximum of \$12,615.00) to determine if Respondent has corrected the violations found in the
7 Determination of Issues. In calculating the amount of the Commissioner's reasonable cost, the
8 Commissioner may use the estimated average hourly salary for all persons performing audits of
9 real estate brokers, and shall include an allocation for travel time to and from the auditor's place
10 of work. Respondent shall pay such cost within sixty (60) days of receiving an invoice therefore
11 from the Commissioner. **Payment of the audit costs should not be made until Respondent**
12 **receive the invoice.** If Respondent fail to satisfy this condition in a timely manner as provided
13 for herein, Respondent's real estate licenses shall automatically be suspended until payment is
14 made in full, or until a decision providing otherwise is adopted following a hearing held pursuant
15 to this condition.

16 DATED: 03/24/2026


Lisette Garcia, Counsel
Department of Real Estate
* * *

18 EXECUTION OF THE STIPULATION

19 Respondent has read this Stipulation and its terms are understood by Respondent and are
20 agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving
21 rights given to Respondent by the California APA (including, but not limited to, sections 11506,
22 11508, 11509, and 11513 of the Government Code), and Respondent willingly, intelligently, and
23 voluntarily waives those rights, including the right of requiring the Commissioner to prove the
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1 allegations in the Accusation at a hearing at which Respondent would have the right to cross-
2 examine witnesses against Respondent and to present evidence in defense and mitigation of the
3 charges.

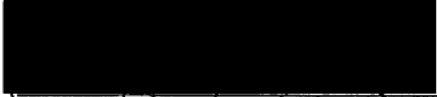
4 Respondent can signify acceptance and approval of the terms and conditions of this
5 Stipulation and Agreement by electronically e-mailing a copy of the signature pages, as actually
6 signed by Respondent, to the Department. Respondent agrees, acknowledges, and understands
7 that by electronically sending to the Department an electronic copy of Respondent's actual
8 signature, as it appears on the Stipulation, that receipt of the emailed copy by the Department
9 shall be as binding on Respondent as if the Department had received the original signed
10 Stipulation. By signing this Stipulation, Respondent understands and agrees that Respondent
11 may not withdraw Respondent's agreement or seek to rescind the Stipulation prior to the time the
12 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and
13 Order.

14 This agreement is intended to be final and binding upon the parties, and entered as
15 evidence, or subject to disclosure, as necessary to enforce its terms.

16 DATED: 3-25-26


Respondent: ANANYZETH GONZALEZ

18 DATED: 3/25/26


Freddy A. Garmio, Attorney for Respondent
Approved as to Form

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April 21, 2026
