

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013

4 Telephone: (213) 559-5990

FILED

MAR 04 2026

DEPT. OF REAL ESTATE

By _____

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of	)	No. H-05903 SD
	)	
12 JUSTIN MICHAEL TURNER,	)	
13 Respondent.	)	STIPULATION AND
	)	AGREEMENT
	)	

16 It is hereby stipulated by and between Respondent JUSTIN MICHAEL TURNER
17 ("Respondent"), representing himself, and the Complainant, acting by and through Diane Lee,
18 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing
19 of the Accusation filed on or about October 23, 2025 in this matter:

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

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

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

12 4. This Stipulation is based on the factual allegations contained in the
13 Accusation. These factual statements will serve as a prima facie basis for the disciplinary action
14 stipulated to herein and violations set for below. The Real Estate Commissioner shall not be
15 required to provide further evidence to prove such allegations.

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

22 6. The Order or any subsequent Order of the Real Estate Commissioner made
23 pursuant to this Stipulation herein shall not constitute an estoppel, merger, or bar to any further
24 administrative or civil proceedings by the Department of Real Estate with respect to any matters
25 which were not specifically alleged to be causes for the Accusation in this proceeding, but do
26 constitute a bar, estoppel, and merger as to any allegations specifically and actually contained in
27 the Accusation against Respondent herein.

1 7. Respondent understands that by agreeing to this Stipulation, Respondent
2 agrees to pay, pursuant to California Business and Professions Code section 10106, the cost of
3 the investigation and enforcement. The amount of investigation and enforcement cost
4 is \$1,320.95.

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6 DETERMINATION OF ISSUES

7 By reason of the foregoing, it is stipulated and agreed that the following
8 determination of issues shall be made:

9 The conduct, acts, or omissions of Respondent JUSTIN MICHAEL TURNER, as
10 described in the Accusation and Paragraph 4, above, are a basis for discipline of Respondent's
11 license and license rights pursuant to California Business and Professions Code sections 490,
12 10177(b), and 10186.2.

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14 ORDER

15 WHEREFORE, THE FOLLOWING ORDER is hereby made:

16
17 (RESTRICTED BROKER LICENSE)

18 I.

19 All licenses and licensing rights of Respondent JUSTIN MICHAEL TURNER
20 under the Real Estate Law are revoked; provided, however, a restricted real estate broker license
21 shall be issued to Respondent pursuant to California Business and Professions Code section
22 10156.5 if Respondent makes application therefor and pays to the Department of Real Estate the
23 appropriate fee for the restricted license within ninety (90) days from the effective date of this
24 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of
25 California Business and Professions Code section 10156.7 and to the following limitations,
26 conditions, and restrictions imposed under authority of California Business and Professions Code
27 section 10156.6:

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

5 2. The restricted license issued to Respondent may be suspended prior to hearing
6 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
7 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
8 Law, Regulations of the Real Estate Commissioner, or conditions attaching to the restricted
9 license.

10 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
11 real estate license nor for the removal of any of the conditions, limitations, or restrictions of a
12 restricted license until four (4) years have elapsed from the effective date of this Decision.

13 4. Respondent shall notify the Real Estate Commissioner in writing within 72
14 hours of any arrest and/or any criminal complaint filed against Respondent by sending a
15 certified letter to the Real Estate Commissioner at the Department of Real Estate, 651 Bannan
16 St., Ste. 504, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest,
17 the crime for which Respondent was arrested, and the name and address of the arresting law
18 enforcement agency. Respondent's failure to timely file written notice shall constitute an
19 independent violation of the terms of the restricted license and shall be grounds for the
20 suspension or revocation of that license.

21 5. If employed as a broker associate, Respondent shall submit with any
22 application for license under an employing broker, or any application for transfer to a new
23 employing broker, a statement signed by the prospective employing real estate broker on a form
24 approved by the Department of Real Estate which shall certify:

25 a. That the employing broker has read the Decision of the Commissioner which
26 granted the right to a restricted license; and

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b. That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

(INVESTIGATION AND ENFORCEMENT COSTS)

II.

Respondent shall, within thirty (30) days from the effective date of this Decision and Order, pay the sum of \$1,320.95 for the Commissioner's reasonable cost for investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon St., Ste. 504, Sacramento, CA 95811, within thirty (30) days from the effective date of this Decision and Order. If the costs of investigation and enforcement are not paid within thirty (30) days from the effective date of this Decision and Order, the licenses and license rights of Respondent shall automatically be suspended until full payment is made.

DATED: 02/12/2026

DIANE LEE, ESQ.
Counsel for Department of Real Estate

* * *

EXECUTION OF THE STIPULATION

I, JUSTIN MICHAEL TURNER, have read the Stipulation, and its terms are understood by me, and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California APA (including, but not limited to, California Government Code sections 11506, 11508, 11509, and 11513), and I willingly, intelligently, and voluntarily waive those rights, including, but not limited to, the right of requiring the Commissioner to prove

1 the allegations in the Accusation at a hearing at which I would have the right to cross-examine
2 witnesses against me and to present evidence in defense and mitigation of the charges.

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4 MAILING AND E-MAIL

5 Respondent shall mail the original signed signature page of this Stipulation herein
6 to Department of Real Estate. Attention: Legal Section – Diane Lee, 320 West Fourth Street,
7 Suite 350, Los Angeles, California 90013-1105.

8 In the event of time constraints before an administrative hearing, Respondent can
9 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
10 by emailing a scanned copy of the signature page, as actually signed by Respondent, to the
11 Department counsel assigned to this case. Respondent agrees, acknowledges, and understands
12 that by electronically sending the Department a scan of Respondent's actual signature as it
13 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
14 binding on Respondent as if the Department had received the original signed Stipulation.

15 Respondent's signature below constitutes acceptance and approval of the terms
16 and conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by
17 signing this Stipulation, Respondent is bound by its terms as of the date of such signature and
18 that this agreement is not subject to rescission or amendment at a later date except by a separate
19 Decision and Order of the Real Estate Commissioner.

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21 DATED: 2/12/26

22 JUST
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ER

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1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondent JUSTIN MICHAEL TURNER, and shall become effective at 12 o'clock noon on
3 March 24, 2026.

4 IT IS SO ORDERED March 2, 2026.

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6 CHIKA SUNQUIST
7 REAL ESTATE COMMISSIONER

