

**FILED**

JUL 29 2015

BUREAU OF REAL ESTATE

By S. Black

1 JASON D. LAZARK, Counsel (SBN 263714)  
2 Bureau of Real Estate  
3 P. O. Box 137007  
Sacramento, CA 95813-7007

4 Telephone: (916) 263-8672  
5 -or- (916) 263-8684 (Direct)

6  
7  
8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of: )  
12 ) No. H-6291 SAC  
13 JENNIFER LYNN RYCRAFT, )  
14 Respondent. ) STATEMENT OF ISSUES

15  
16 The Complainant, HEATHER NISHIMURA, acting in her official capacity as a  
17 Supervising Special Investigator of the State of California, brings this Statement of Issues  
18 against JENNIFER LYNN RYCRAFT ("Respondent"), and is informed and alleges as follows:

19 1

20 Respondent made application to the Bureau of Real Estate of the State of  
21 California for a real estate salesperson license on or about September 30, 2014.

22 CRIMINAL CONVICTIONS

23 2

24 On or about December 8, 2005, in the Superior Court of the State of California,  
25 County of Del Norte, Case No. CRF 05-9688, Respondent was convicted of violating section  
26 487(a) of the Penal Code (grand theft), a felony which bears a substantial relationship under  
27 section 2910, title 10 of the California Code of Regulations ("the Regulations") to the  
qualifications, functions, or duties of a real estate licensee.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

3

On or about June 25, 2004, in the Circuit Court of the State of Oregon, County of Josephine, Case No. 04CR0383, Respondent was convicted of violating section 164043 of the Oregon Revised Statutes (third degree theft), a misdemeanor which bears a substantial relationship under section 2910 of the Regulations, to the qualifications, functions, or duties of a real estate licensee.

DISHONEST DEALING

4

On or about June 22, 2005, in the County of Del Norte, State of California, Respondent did willfully and unlawfully commit theft of \$640.00 in United States currency belonging to the Del Norte County Library District.

5

On or about May 6, 2004, in the Josephine County, Oregon, Respondent unlawfully and knowingly committed theft of United States currency and an item of personal property from Walmart.

GROUND FOR DENIAL

6

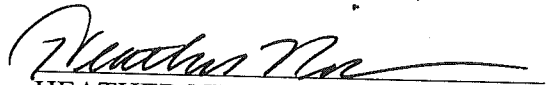
Respondent's criminal convictions, as described above in Paragraphs 2 and 3, constitute grounds under sections 480(a) and 10177(b) of the California Business and Professions Code ("the Code") for the denial of Respondent's application for a real estate salesperson license.

7

The facts alleged above in Paragraphs 4 and 5 constitute dishonest dealing which is cause for denial of Respondent's application for a real estate salesperson license pursuant to the provisions of sections 480(a)(2) and 10177(j) (fraud or dishonest acts) of the Code.

///  
///

1 WHEREFORE, Complainant prays that the above-entitled matter be set for  
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to  
3 authorize the issuance of, and deny the issuance of a real estate salesperson license to  
4 Respondent, and for such other and further relief as may be proper under other provisions of  
5 law.

6   
7 HEATHER NISHIMURA  
Supervising Special Investigator

8 Dated at Sacramento, California,  
9 this 28<sup>th</sup> day of July, 2015.

10  
11  
12 DISCOVERY DEMAND

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