

MEGAN LEE OLSEN, Counsel, SBN 272554
Bureau of Real Estate
P. O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 263-8670
(916) 263-3767(Fax)
(916) 263-7305(Direct)

FILED

AUG 07 2017

BUREAU OF REAL ESTATE

By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

TERINA ROXSAND PIRHOFFER,

Respondent.

No. H-6572 SAC

ACCUSATION

The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a Supervising Special Investigator of the State of California, for cause of Accusation against TERINA ROXSAND PIRHOFFER (Respondent), is informed and alleges as follows:

1

At all times herein mentioned, Respondent was and is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (the Code) by the Bureau of Real Estate (the Bureau) as a real estate broker.

2

On or about April 7, 2016, in the Superior Court of the State of California, County of Sacramento, Case No. 16MI005265, Respondent was convicted of violating Sections 23152 (a) (Driving Under the Influence of Alcohol) and (b) (Driving While Having a 0.08 or Higher Blood Alcohol Level) of the California Vehicle Code with an enhancement per Section 23578 of the California Vehicle Code (Driving While Having a 0.15 or Higher Blood Alcohol Level).

///

1 Both convictions are misdemeanors and crimes which bear a substantial relationship under
2 Section 2910, Title 10, of the California Code of Regulations (Regulations) to the qualifications,
3 functions or duties of a real estate licensee.

4 3

5 On or about July 22, 2016, in the Superior Court of the State of California,
6 County of Placer, Case No. 62-144484, Respondent was convicted of violating Section 653m
7 (a) (Obscene, Threatening, Harassing, or Annoying Telephone Calls) of the California Penal
8 Code, a misdemeanor and crime which bears a substantial relationship under Section 2910 of
9 the Regulations to the qualifications, functions or duties of a real estate licensee.

10 4

11 A diligent search was made of the records of the Bureau, relating to
12 Respondent's real estate broker license No. 01159935. As a result of said search, no written
13 record was discovered of Respondent notifying the Bureau of any conviction.

14 5

15 The facts alleged above, in Paragraphs 2 and 3, constitute grounds under
16 Sections 490 and 10177(b) (conviction of a crime) of the Code for suspension or revocation of
17 all licenses and license rights of Respondent under the Real Estate Law.

18 6

19 The facts alleged above, in Paragraph 4, constitute a violation of Section 10186.2
20 (a)(1)(B) and Section 10186.2 (a) (2) (failure to report in writing, conviction within 30 days) of
21 the Code, and are grounds for the suspension or revocation of all licenses and license rights of
22 Respondent under Sections 10186.2 (b) and 10177(d) (willful disregard or violation of Real
23 Estate Law) of the Code.

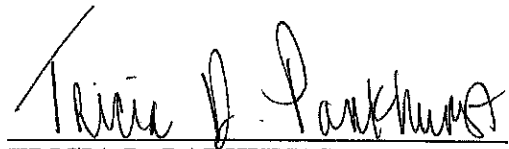
24 COST RECOVERY

25 7

26 Section 10106 of the Code provides, in pertinent part, that in any order issued in
27 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the

1 Administrative Law Judge to direct a licensee found to have committed a violation of this part to
2 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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

8
9
10 

11 TRICIA D. PARKHURST
12 Supervising Special Investigator

13 Dated at Sacramento, California, on
14 this 4th day of August, 2017.

15
16 DISCOVERY DEMAND

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