

1 JASON D. LAZARK, Counsel  
2 State Bar No. 263714  
3 Department of Real Estate  
4 P.O. Box 137007  
5 Sacramento, CA 95813-7007

6 Telephone: (916) 576-8700  
7 (916) 576-7843 (Direct)

8 E-mail: jason.lazark@dre.ca.gov

**FILED**  
SEP 15 2021  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of:	)	No. H- 7068 SAC
13 SUSAN HUBBARD BENNETT,	)	<u>ACCUSATION</u>
14 Respondent.	)	
15	)	

16 The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a  
17 Supervising Special Investigator for the State of California, brings this cause of Accusation  
18 against SUSAN HUBBARD BENNETT ("Respondent"), and is informed and alleges as follows:

19 1.

20 Respondent is presently licensed and/or has license rights under the Real Estate  
21 Law, Part 1 of Division 4 of the Business and Professions Code ("the Real Estate Law") as a real  
22 estate salesperson. At no time relevant to this Accusation was Respondent licensed by the  
23 Department as a real estate broker.

24 2.

25 At all times mentioned, Respondent engaged in the business of, acted in the  
26 capacity of, advertised, or assumed to act as a real estate broker within the State of California  
27 within the meaning of Sections 10131(b) of the Business and Professions Code ("Code"),

1 including the operation and conduct of a property management business with the public wherein,  
2 on behalf of others, for compensation or in expectation of compensation, Respondent leased or  
3 rented and offered to lease or rent, and solicited for prospective tenants of real property or  
4 improvements thereon, and collected rents from real property or improvements thereon.

5 3.

6 At all times herein mentioned, Respondent engaged in property management  
7 activity for or in expectation of compensation under her own name. Although Respondent was  
8 licensed under a real estate broker at all relevant times, said broker had no knowledge of  
9 Respondent's property management functions.

10 4.

11 Beginning in or about February 2017 and continuing until approximately January  
12 2020, Respondent, in course of the property management brokerage activities described above in  
13 Paragraphs 2 and 3, solicited prospective tenants for, negotiated rental agreements for, and/or  
14 collected rents from real properties owned by another or others, including but not limited to a  
15 single-family home owned by Antonia A. and located at 1608 Steinbeck Drive, Roseville, CA  
16 95747.

17 5.

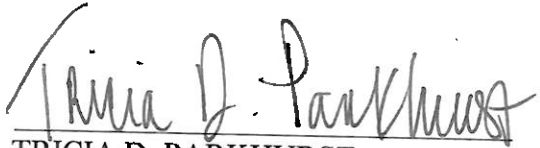
18 The facts alleged above constitute grounds under Sections 10130 (acts requiring  
19 real estate license), 10131(b) (broker activity-property management), 10137 (accepting  
20 compensation from person other than broker), 10177(d) (willful disregard/violation of the Real  
21 Estate Law), and 10177(g) (negligence and/or incompetence) of the Code for suspension or  
22 revocation of all licenses and license rights of Respondent under the Real Estate Law.

23 6.

24 The Department will seek to recover cost of the investigation and prosecution of  
25 this case pursuant to section 10106 of the Code which provides, in pertinent part, that in any  
26 order issued in resolution of a disciplinary proceeding before the Department, the Commissioner  
27 may request the Administrative Law Judge to direct a licensee found to have committed a

1 of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement  
2 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 imposing disciplinary  
5 action against all licenses and license rights of Respondent under Part 1 of Division 4 of the  
6 Code, and for such other and further relief as may be proper under applicable provisions of law.

7  
8  
9   
10 TRICIA D. PARKHURST  
11 Supervising Special Investigator

11 Dated at Sacramento, California,  
12 this 5th day of September, 2021.

13  
14 DISCOVERY DEMAND

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