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FILED

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DEPARTMENT OF REAL ESTATE
By B. Nicholas

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

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12 In the Matter of the Application of)
13 KENNETH ROBERT BOYD,) NO. H-7180 SAC
14 Respondent.) STATEMENT OF ISSUES

15 The Complainant, RUTH CORRAL, acting in her official capacity as a
16 Supervising Special Investigator of the State of California, for Statement of Issues against
17 KENNETH ROBERT BOYD (“Respondent”), is informed and alleges as follows:

18 1.

19 Respondent is presently licensed by the Department of Real Estate (“the
20 Department”) and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the
21 Business and Professions Code (“the Code”) as a restricted real estate salesperson.

22 2.

23 At all times relevant to Paragraphs 3 through 8, below, Respondent acted in the
24 capacity as the designated broker officer of Kenco Investments, Inc. and was responsible,
25 pursuant to Section 10159.2 of the Code, for the supervision of the activities of the officers,
26 agents, real estate licensees and employees of Kenco Investments, Inc. for which a real estate
27 license is required.

1 I.

2 PRIOR DISCIPLINE BY DEPARTMENT

3 2014 DRE DISCIPLINARY ACTION

4 3.

5 Effective May 7, 2014, in Department Case No. H-2700 FR, the Real Estate
6 Commissioner (“the Commissioner”) issued an Order, pursuant to a Stipulation and Agreement,
7 revoking Respondent’s real estate broker license and granting Respondent the right to apply for
8 a restricted real estate broker license after two years, among other terms and conditions, for
9 violating Section 10177(d) (willful violation of the real estate law) and 10177(g) (negligence
10 and incompetence) of the Code.

11 4.

12 Also effective May 7, 2014, in Department Case No. H-2700 FR, the
13 Commissioner issued an Order, pursuant to the same Stipulation and Agreement, revoking the
14 real estate broker license of Kenco Investments, Inc. and granting Kenco Investments, Inc. the
15 right to apply for a restricted corporate real estate broker license after two years, among other
16 terms and conditions, for violating Section 10177(d) and 10177(g) of the Code.

17 2018 DRE DISCIPLINARY ACTION

18 5.

19 Effective January 3, 2018, in Department Case No. H-3080 FR, the
20 Commissioner issued an Order, pursuant to a Stipulation and Agreement, revoking
21 Respondent’s real estate broker license and granting Respondent the right to apply for a
22 restricted real estate broker license after three (3) years, among other terms and conditions, for
23 violating Section 10177(h) (failure to supervise the activities of the corporation) of the Code.

24 6.

25 Also effective January 3, 2018, in Department Case No. H-3080 FR, the
26 Commissioner issued an Order, pursuant to the same Stipulation and Agreement, revoking the
27 real estate broker license of Kenco Investments, Inc., and granting Kenco Investments, Inc. the

1 right to apply for a restricted corporate real estate broker license after three (3) years, among
2 other terms and conditions, for violating Sections 10141.6 (failure to timely file Escrow Activity
3 Report), 10177(d), 10232.3 (failure of note to adhere to requirements), 10232.5 (failure to
4 provide completed and signed Lender Purchaser Disclosure Statement (“LPDS”)), 10240
5 (provided incomplete and/or inaccurate Mortgage Loan Disclosure Statement (“MLDS”)), and
6 10241 (failure of MLDS to contain all necessary information) of the Code, and Sections 2840
7 (provided incomplete and/or inaccurate MLDS) and 2846 (failure to provide completed and
8 signed LPDS), title 10, California Code of Regulations (“the Regulations”).

9 **2020 DRE DISCIPLINARY ACTION**

10 7.

11 Effective July 8, 2020, in Department Case No. H-6861 SAC, the Commissioner
12 issued an Order, pursuant to a Stipulation and Agreement, revoking Respondent’s real estate
13 broker license and granting Respondent the right to apply for a restricted real estate salesperson
14 license after three (3) years, among other terms and conditions, for violating Section 10159.2
15 (failure of designated corporate officer to supervise), 10177(d), 10177(g), 10177(h), 10231.2
16 (failure to provide the Department with LPDS), 10232.3, 10232.5, 10232.45 (failure to obtain
17 investor suitability questionnaire), and 10240 of the Code.

18 8.

19 Also effective July 8, 2020, in Department Case No. H-6861 SAC, the
20 Commissioner issued an Order, pursuant to the same Stipulation and Agreement, revoking the
21 real estate broker license of Kenco Investments, Inc., and granting Kenco Investments, Inc. the
22 right to apply for a restricted corporate real estate broker license after four (4) years, among
23 other terms and conditions, for violating Sections 10177(d), 10177(g), 10231.2, 10232.3,
24 10232.5, 10232.45, and 10240.

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II.

GROUNDS FOR DISCIPLINE


9.

The facts alleged above in Paragraphs 3, 5, and 7 constitute grounds for denial of Respondent’s application for a License Endorsement under sections 475(a), 480(a), 10166.05(c), 10166.051, 10177(f), 10177(g), and 10177(h) of the Code, and section 2945.2(b) of the Regulations.

10.

The facts alleged above in Paragraphs 4, 6, and 8 constitute grounds for denial of Respondent’s application for a License Endorsement under sections 475(a), 480(a), 10166.05(c), 10166.051, 10177(f), 10177(g), and 10177(h) of the Code.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Statement of Issues, and that upon proof thereof, a decision be rendered that the Commissioner refuse to authorize the issuance of, and deny the issuance of, a License Endorsement to Respondent, and for such other and further relief as may be proper under the provisions of law.



RUTH CORRAL
Supervising Special Investigator

Dated at Sacramento, California,
this 27 day of February, 2023.

DISCOVERY DEMAND

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