

FILED

APR - 3 2025

DEPT. OF REAL ESTATE

By

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013  
4 Telephone: (213) 559-5990  
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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) DRE No. H-7421 SAC  
12 HELI ANNABEL ORTIZ, )  
13 Respondent. ) STIPULATION AND WAIVER  
14 )

15 Respondent HELI ANNABEL ORTIZ, a.k.a. "Heli Ortiz" ("Respondent"),  
16 acting in pro per, does hereby affirm that Respondent has applied to the Department of Real  
17 Estate ("Department") for a real estate salesperson license, and that to the best of Respondent's  
18 knowledge, Respondent has satisfied all of the statutory requirements for the issuance of the  
19 license, including, but not limited to, the payment of the fee therefor.

20 Respondent acknowledges that by entering into this Stipulation and Waiver,  
21 Respondent is stipulating that the Real Estate Commissioner has found grounds that justify the  
22 denial of the issuance of an unrestricted real estate salesperson license to Respondent.  
23 Respondent agrees that there are grounds to deny the issuance of an unrestricted real estate  
24 salesperson license pursuant to California Business and Professions Code sections 475(a)(2),  
25 480(a), and 10177(b) due to Respondent's January 6, 2023 misdemeanor conviction for  
26 violation of California Penal Code section 243(e)(1) (domestic battery).

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1 Respondent hereby requests that the Real Estate Commissioner in her discretion  
2 issue a restricted real estate salesperson license to Respondent under the authority of California  
3 Business and Professions Code sections 10100.4 and 10156.5. Respondent understands that any  
4 such restricted license will be issued subject to the provisions of and limitations of California  
5 Business and Professions Code sections 10156.6 and 10156.7.

6 Respondent understands that by Respondent signing of this Stipulation and  
7 Waiver, provided this Stipulation and Waiver is accepted and signed by the Real Estate  
8 Commissioner, the Real Estate Commissioner will not file a Statement of Issues based on the  
9 grounds herein, and Respondent is waiving the right to a hearing and the opportunity to present  
10 evidence at the hearing to establish Respondent's rehabilitation in order to obtain an  
11 unrestricted real estate salesperson license.

12 Respondent agrees that by signing this Stipulation and Waiver, the conditions,  
13 limitations, and restrictions imposed on her restricted license, identified below, may be removed  
14 only by filing a Petition for Removal of Restrictions ("Petition") with the Commissioner, and  
15 that Respondent's Petition must follow the procedures set forth in California Government Code  
16 section 11522.

17 Respondent further understands that the restricted license issued to Respondent  
18 shall be subject to all the provisions of California Business and Professions Code section  
19 10156.7 and to the following conditions, limitations, and restrictions imposed under authority of  
20 California Business and Professions Code section 10156.6:

- 21 1. The restricted license shall not confer any property right in the privileges  
22 to be exercised including the right of renewal, and the Real Estate  
23 Commissioner may by appropriate order suspend the right to exercise any  
24 privileges granted under the restricted license in the event of:
  - 25 a. Respondent's conviction (including a plea of nolo contendere) of  
26 a crime that bears a substantial relationship to Respondent's  
27 fitness or capacity as a real estate licensee; or

1                   b.     The receipt of evidence that Respondent has violated provisions  
2                             of the California Real Estate Law, the Subdivided Lands Law,  
3                             Regulations of the Real Estate Commissioner, or conditions  
4                             attaching to this restricted license.

5           2.     Respondent shall not be eligible to apply for the issuance of any  
6                             unrestricted real estate license nor the removal of any of the conditions,  
7                             limitations, or restrictions attaching to the restricted license until **two (2)**  
8                             **years** have elapsed from the date of issuance of the restricted license to  
9                             Respondent. Respondent shall not be eligible to apply for any  
10                            unrestricted licenses until all restrictions attaching to the license have  
11                            been removed.

12           3.     With the application for license or with the application for transfer to a  
13                             new employing broker, Respondent shall submit a statement signed by  
14                             the prospective employing broker on a form approved by the Department  
15                             of Real Estate, such as the Restricted Salesperson Change Application  
16                             (RE 214A), wherein the employing broker shall certify as follows:

17                   a.     That broker has read the Stipulation and Waiver which is the basis  
18                             for the issuance of the restricted license; and


19                   b.     That broker will carefully review all transaction documents  
20                             prepared by the restricted licensee and otherwise exercise close  
21                             supervision over the licensee's performance of acts for which a  
22                             license is required.

23           4.     Respondent shall notify the Real Estate Commissioner in writing within  
24                             72 hours of any arrest by sending a certified letter to the Real Estate  
25                             Commissioner at the Department of Real Estate, 651 Bannan Street, Suite  
26                             504, Sacramento, CA 95811. The letter shall set forth the date of  
27                             Respondent's arrest, the crime for which Respondent was arrested, and

1 the name and address of the arresting law enforcement agency.

2 Respondent's failure to timely file written notice shall constitute an  
3 independent violation of the terms of the restricted license and shall be  
4 grounds for the suspension or revocation of that license.

5  
6 DATED: 03/11/2025

  
Kathy Yi, Counsel  
Department of Real Estate

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9 Respondent has read this Stipulation and Waiver, and its terms are understood by  
10 Respondent and are agreeable and acceptable to Respondent. Respondent understands that  
11 Respondent is waiving rights given to Respondent by the California Administrative Procedure  
12 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,  
13 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,  
14 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent  
15 would have the right to cross-examine witnesses against Respondent and to present evidence in  
16 defense and mitigation of the charges.

17 Respondent agrees, acknowledges and understands that by signing this  
18 Stipulation and Waiver, Respondent is bound by its terms as of the date of such signature and  
19 that such agreement is not subject to rescission or amendment at a later date except by a  
20 separate Decision and Order of the Commissioner.

21 Respondent can signify acceptance and approval of the terms and conditions of  
22 this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed  
23 by Respondent, to the Department counsel assigned to this case. Respondent agrees,  
24 acknowledges and understands that by electronically sending the Department a scan of  
25 Respondent's actual signature as it appears on the Stipulation and Waiver that receipt of the  
26 scan by the Department shall be binding on Respondent as if the Department had received the  
27 original signed Stipulation and Waiver. Alternatively, Respondent can signify acceptance and

1 approval of the terms and conditions of this Stipulation and Waiver by sending a hard copy of  
2 the original signed signature page(s) of the Stipulation herein to Kathy Yi, Legal Section,  
3 Department of Real Estate, 320 W. Fourth Street, Suite 350, Los Angeles, California, 90013.

4  
5 DATED: 3/5/25

6   
7 HELI ANNABEL ORTIZ  
8 Respondent


9 \* \* \*

10 I have read the foregoing Stipulation and Waiver signed by Respondent. I am  
11 satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
12 truthfulness of Respondent need not be called and that it will not be inimical to the public  
13 interest to issue a restricted real estate salesperson license to Respondent.

14 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson  
15 license be issued to Respondent HELI ANNABEL ORTIZ, if Respondent has otherwise  
16 fulfilled all of the statutory requirements for licensure. The restricted salesperson license shall  
17 be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

18 This Order is effective immediately.

19 IT IS SO ORDERED 3/27/2025

20 CHIKA SUNQUIST  
21 Real Estate Commissioner  
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23  
24  
25  
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