

1 TAYLOR HERRLINGER, Counsel (314791)
2 Department of Real Estate
3 651 Bannan Street, Suite 507
4 Sacramento, CA 95811
5 Telephone: (916) 737-4498
6 Email: Taylor.Herrlinger@dre.ca.gov

FILED

AUG 26 2025

DEPARTMENT OF REAL ESTATE
By J. Taggart

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of) No. H-7422 SAC
11)
12 CHATTARPAL S. PABLA,)
13 Respondent.) STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

14 Respondent CHATTARPAL S. PABLA ("Respondent") is presently licensed
15 and/or has license rights under the Real Estate Law, Part 1, of Division 4, of the California
16 Business and Professions Code ("Code").

17 Respondent's real estate salesperson license, Department License ID 01428602,
18 was originally issued by the Department of Real Estate ("Department" or "DRE") on April 13,
19 2004, and is set to expire on April 12, 2028, unless renewed.

20 FACTUAL BASIS

21 Respondent engaged in unlicensed broker activities pursuant to Code sections
22 10130/10131(b), by negotiating at least one (1) residential real estate lease agreement for
23 compensation beginning on or about June 1, 2022, through at least August 1, 2024.

24 ACKNOWLEDGMENT AND VOLUNTARY WAIVER OF RIGHTS

25 It is hereby stipulated between Respondent and the Department, acting by and
26 through Taylor Herrlinger, Counsel for the Department, as follows:

- 27 1. All issues relating to the Department's investigation of Respondent's acts,

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 and all evidence which may be presented by the Department and Respondent at a formal
2 disciplinary hearing held in accordance with the provisions of the Administrative Procedure
3 Act ("APA") resulting from the Department's investigation shall, instead and in place thereof,
4 be submitted on the basis of the provisions of this Stipulation and Agreement ("Stipulation").

5 2. Respondent hereby waives his right to a formal hearing under the
6 provisions of the APA regarding the factual basis set forth above, and the Determination of
7 Issues set forth below.

8 3. Respondent acknowledges that Respondent understands that by waiving
9 Respondent's right to notice of the charges brought against him by the Department, and
10 Respondent's right to file a Notice of Defense requesting a formal hearing under the APA,
11 Respondent will waive Respondent's right to require the Real Estate Commissioner
12 ("Commissioner") to prove the allegations which would be alleged in a formal Accusation at a
13 contested hearing held in accordance with the provisions of the APA and that Respondent will
14 waive other rights afforded to Respondent in connection with the hearing such as the right to
15 present evidence in defense of the allegations in the Accusation and the right to cross-examine
16 witnesses.

17 4. This Stipulation is made for the purpose of reaching an agreed disposition
18 of this proceeding and is expressly limited to the said proceeding and any other proceedings or
19 cases in which the Department or another licensing agency of this state, another state, or if the
20 federal government is involved, and otherwise shall not be admissible in any other criminal or
21 civil proceeding.

22 5. It is understood by the parties that the Commissioner may adopt the
23 Stipulation as their Decision in this matter, thereby imposing the penalty and sanctions on
24 Respondent's real estate license and license rights as set forth in the below Order.

25 6. The Order or any subsequent Order of the Commissioner made pursuant to
26 this Stipulation shall not constitute an estoppel, merger or bar to any further administrative or
27 civil proceedings by the Department with respect to any matters which were not specifically

1 alleged as grounds for discipline in this matter.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions, and waivers, and solely for
4 the purpose of settlement of the Department's investigation of Respondent's acts requiring a
5 real estate license without a hearing, it is stipulated and agreed that the following
6 Determination of Issues shall be made:

7 The conduct, acts, or omissions of Respondent, as set forth above, based upon
8 the unlicensed broker activities performed, constitute grounds for the suspension or revocation
9 of all real estate licenses and license rights of Respondent under the provisions of Code section
10 10177(d).

11 ORDER

12 WHEREFORE, THE FOLLOWING ORDER is hereby made:

13 All licenses and licensing rights of Respondent under the Real Estate Law are
14 revoked; provided, however, a restricted real estate salesperson license shall be issued to
15 Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor
16 and pays to the Department the appropriate fee for the restricted license within ninety (90) days
17 from the effective date of this Decision. The restricted license issued to Respondent shall be
18 subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,
19 conditions, and restrictions imposed under Section 10156.6 of the Code:

20 1. The restricted license issued to Respondent may be suspended prior to
21 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction,
22 plea of guilty, or plea of nolo contendere to a crime which is substantially related to
23 Respondent's fitness or capacity as a real estate licensee.

24 2. The restricted license issued to Respondent may be suspended prior to
25 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the
26 Commissioner that Respondent has violated provisions of the California Real Estate Law, the
27 Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions

1 attaching to this restricted license.

2 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
3 real estate license nor for the removal of any of the conditions, limitations or restrictions of a
4 restricted license until at least two (2) years have elapsed from the effective date of this
5 Decision and Order.

6 4. Respondent shall submit with any application for license under an
7 employing broker, or any application for transfer to a new employing broker, a statement
8 signed by the prospective employing real estate broker, on a form approved by the Department
9 of Real Estate, which shall certify:

10 (a) That the employing broker has read the Decision of the

11 Commissioner which granted the right to a restricted license; and

12 (b) That the employing broker will exercise close supervision over the
13 performance by the restricted licensee relating to activities for which
14 a real estate license is required.

15 5. Respondent shall, within nine (9) months from the effective date of this
16 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,
17 since the most recent issuance of an original or renewal real estate license, taken and
18 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
19 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
20 condition, Respondent's real estate license shall automatically be suspended until Respondent
21 presents evidence satisfactory to the Commissioner of having taken and successfully completed
22 the continuing education requirements. Proof of completion of the continuing education
23 courses must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street,
24 Ste. 504, Sacramento, California 95811.

25 6. Respondent shall notify the Commissioner in writing within 72 hours of
26 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
27 Flag Section at 651 Bannon Street, Ste. 504, Sacramento, California 95811. The letter shall set

1 forth the date of Respondent's arrest, the crime for which Respondent was arrested and the
2 name and address of the arresting law enforcement agency. Respondent's failure to timely file
3 written notice shall constitute an independent violation of the terms of the restricted license and
4 shall be grounds for the suspension or revocation of that license.

5 7. Respondent shall pay the sum of \$2,738.25 for the Commissioner's
6 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said
7 payment shall be in the form of a cashier's check made payable to the Department of Real
8 Estate. The investigative and enforcement costs must be delivered to the Department of Real
9 Estate, Flag Section at 651 Bannon Street, Ste. 504, Sacramento, California 95811 prior to the
10 effective date of this Decision and Order. Payment of investigation and enforcement costs
11 should not be made until the Stipulation has been approved by the Commissioner.

12 8. If Respondent fails to satisfy condition 7, above, Respondent's restricted
13 license shall be suspended until Respondent presents evidence of payment. The Commissioner
14 shall afford Respondent the opportunity for a hearing pursuant to the APA to present such
15 evidence that payment was timely made. The suspension shall remain in effect until payment is
16 made in full or until a decision providing otherwise is adopted following a hearing held
17 pursuant to this condition.

18
19 DATED: June 30, 2025

Taylor Herrlinger

Taylor Herrlinger, Counsel
Department of Real Estate

20
21 * * *

22
23 EXECUTION OF THE STIPULATION

24 Respondent has read the Stipulation and Agreement and understands that
25 Respondent is waiving rights given to Respondent by the APA (including but not limited to
26 Sections 11521 and 11523 of the Government Code), and Respondent willingly, intelligently,
27 and voluntarily waives those rights, including the right to seek reconsideration and the right to

1 seek judicial review of the Commissioner's Decision and Order by way of a writ of mandate.

2 Respondent agrees, acknowledges, and understands that Respondent cannot
3 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondent
4 understands and agrees that Respondent may not withdraw Respondent's agreement or seek to
5 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
6 the effective date of the Stipulation and Order.

7 Respondent can signify acceptance and approval of the terms and conditions of
8 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
9 actually signed by Respondent, to the Department. Respondent agrees, acknowledges, and
10 understands that by electronically sending to the Department an electronic copy of
11 Respondent's actual signature, as it appears on the Stipulation, that receipt of the emailed copy
12 by the Department shall be as binding on Respondent as if the Department had received the
13 original signed Stipulation. Alternatively, Respondent can signify acceptance and approval of
14 the terms and conditions of this Stipulation and Agreement by mailing the original signed
15 Stipulation and Agreement to: Taylor Herrlinger, Department of Real Estate, Legal Affairs at
16 651 Bannon Street, Ste. 507, Sacramento, California 95811.

17
18 DATED: 6/30/2025



CHATTARPAL S. PABLA
Respondent

19
20 * * *

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

1 The foregoing Stipulation and Agreement is hereby adopted by me as my
2 Decision in this matter as to Respondent CHATTARPAL S. PABLA and shall become
3 effective at 12 o'clock noon on SEP 16 2025.

4 IT IS SO ORDERED

5 CHIKA SUNQUIST
6 REAL ESTATE COMMISSIONER

7 
8 By: Marcus L. McCarther
9 Chief Deputy Real Estate Commissioner