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DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

CHRISTINA ANDREASYAN,

Respondent.

No. H-7513 SAC

ACCUSATION

The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator of the State of California, for cause of Accusation against CHRISTINA ANDREASYAN ("Respondent"), is informed and alleges as follows:

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Complainant makes this Accusation against Respondent in her official capacity.

2

Respondent 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 Department of Real Estate (the "Department") as a real estate salesperson.

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On October 10, 2025, in the Superior Court of the State of California, County of Placer, Case No. 62-207158, Respondent was convicted of violating Section 666.1 (a)(1) (petty theft w/ prior jail term) of the California Penal Code, a misdemeanor and crime which bears a

1 substantial relationship to the qualifications, functions, or duties of a real estate licensee under
2 Section 2910, Title 10, Chapter 6, California Code of Regulations.

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4 A diligent search was made of the records of the Department relating to
5 Respondent's Real Estate License. As a result, no record was discovered having been received
6 from Respondent notifying the Department in writing within 30 days of any felony complaint,
7 indictment and/or information, and/or any conviction.

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9 The facts alleged in Paragraph 3 above constitute cause under Sections 490
10 (conviction of crime), 10177(b) (conviction of crime), and 10177(j) (engaged in conduct that
11 constitutes fraud or dishonest dealing) of the Code for the suspension or revocation of
12 Respondent's license(s) under real estate law.

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14 The facts alleged in Paragraph 4 above constitute a violation of Section 10186.2
15 (failure to report in writing a felony complaint, indictment and/or information, and/or failure to
16 report in writing a conviction within 30 days) of the Code, and each are grounds for revocation
17 of all licenses and license rights of Respondent under Section 10177(d) of the Code.

18 MATTERS IN AGGRAVATION

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20 On September 15, 2010, in the Superior Court of the State of California, County
21 of Sacramento, Case Nos. 10M02476 and 10F03970, respectively, Respondent was convicted of
22 violating Sections 484 (theft) and 508 (embezzlement by employee) of the California Penal
23 Code, both misdemeanors.

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

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

4 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
5 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
6 action against all licenses and license rights of Respondent under the Code, for the reasonable
7 costs of investigation and prosecution of this case, including agency attorney's fees and for such
8 other and further relief as may be proper under provisions of law.

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11 HEATHER NISHIMURA
12 Supervising Special Investigator

13 Dated at Sacramento, California

14 this 13th day of July, 2026.
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16 DISCOVERY DEMAND

17 The Department of Real Estate hereby requests discovery pursuant to Section
18 11507.6 of the California Government Code. Failure to provide discovery to the Department may
19 result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the
20 Administrative Law Judge deems appropriate.
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