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**FILED**

JAN 23 2018

BUREAU OF REAL ESTATE

By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of:

IBRAHIM YILMAZ,

Respondent.

NO. H-12193 SF

ACCUSATION

The Complainant, ROBIN S. TANNER, in her official capacity as a Supervising Special Investigator of the State of California, for cause of Accusation against IBRAHIM YILMAZ ("Respondent"), is informed and alleges as follows:

1

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code ("Code"), as a real estate salesperson.

CRIMINAL CONVICTION

2

On February 17, 2016, in the Superior Court of California, County of Santa Clara, Case No. F1451948, Respondent was convicted of violating California Penal Code Section 273.6(a) (violation of protective order), a misdemeanor and crime that bears a

substantial relationship to the qualifications, functions, or duties of a real estate licensee pursuant to Section 2910, Title 10, California Code of Regulations.

## 3

A diligent search was made of the records of the Bureau relating to Respondent's real estate salesperson license. As a result of said search, no records were discovered having been received from Respondent notifying the Bureau, in writing, within thirty (30) days of the date of the misdemeanor conviction described above in Paragraph 2.

## GRUNDS FOR DISCIPLINE

## 4

The facts alleged in Paragraph 2, above, constitute grounds for the suspension or revocation of all real estate licenses and license rights of Respondent pursuant to Sections 490 (conviction of crime) and 10177(b) (conviction of a crime that is substantially related to the qualifications, functions or duties of a real estate licensee) of the Code.

## 5

The facts alleged in Paragraph 3, above, constitute a violation of Section 10186.2 (failure to report in writing a disciplinary action taken against the licensee by another licensing entity or authority within 30 days) of the Code, and are grounds for the suspension or revocation of all licenses and license rights of Respondent under Section 10177(d) (willful disregard or violation of the Real Estate Law) of the Code.

## COST RECOVERY

## 6

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing

1 disciplinary action against all licenses and license rights of Respondent under the Code, and for  
2 such other and further relief, including reasonable investigation and enforcement costs, as may  
3 be proper under the provisions of law.  
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6 ROBIN S. TANNER  
7 Supervising Special Investigator

8 Dated at Oakland, California,

9 this 15<sup>th</sup> day of January, 2018.  
10

11 DISCOVERY DEMAND

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