

1 ADRIANA Z. BADILAS (SBN 283331)  
2 Real Estate Counsel  
3 California Bureau of Real Estate  
4 P. O. Box 137007  
5 Sacramento, CA 95813-7007

6 Telephone: (916) 263-8672 (Direct)  
7 Fax: (916) 263-3767

**FILED**

JAN 19 2018

BUREAU OF REAL ESTATE

By B. Nicholas

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of: )

12 LAWONNA MICHELLE MATTHEWS, )

13 Respondent. )

No. H- 12196 SF

STATEMENT OF ISSUES

14  
15 The Complainant, ROBIN S. TANNER, in her official capacity as a Supervising  
16 Special Investigator of the State of California, brings this Statement of Issues against  
17 LAWONNA MICHELLE MATTHEWS ("Respondent") and is informed and alleges as  
18 follows:

19 1

20 On or about August 17, 2016, Respondent made application to the Bureau of  
21 Real Estate of the State of California ("Bureau") for a real estate salesperson license.

22 FAILURE TO DISCLOSE CONVICTIONS

23 2

24 In response to Question 28 of said application, to wit: "HAVE YOU EVER  
25 BEEN CONVICTED (SEE PARAGRAPH ABOVE) OF ANY VIOLATION OF THE LAW  
26 AT THE MISDEMEANOR OR FELONY LEVEL? IF YES, PLEASE COMPLETE ITEM 34

27 ///

1 **WITH INFORMATION ON EACH CONVICTION...** Respondent concealed and failed to  
2 disclose the convictions described below in Paragraphs 3 and 4.

3 3

4 On or about August 17, 2005, in the Superior Court of the State of California,  
5 County of Santa Clara, Case No. EE504366, Respondent was convicted of violating California  
6 Penal Code Section 666 (petty theft with specified priors), a misdemeanor and crime that bears a  
7 substantial relationship to the qualifications, functions, or duties of a real estate licensee pursuant  
8 to Section 2910, Title10, California Code of Regulations (“Regulations”).

9 4

10 On or about August 28, 2000, in the Superior Court of the State of California,  
11 County of Santa Clara, Case No. BB050053, Respondent was convicted of violating California  
12 Penal Code Sections 484/488 (petty theft), a misdemeanor and crime that bears a substantial  
13 relationship to the qualifications, functions, or duties of a real estate licensee pursuant to Section  
14 2910 of the Regulations.

15 GROUNDS TO DENY APPLICATION

16 5

17 The facts identified in Paragraphs 3 and 4, above, constitute cause under Sections  
18 490 (conviction of crime) and 10177(b) (conviction of crime substantially related to  
19 qualifications, functions or duties of real estate licensee) of the Code for the denial of all  
20 licenses and license rights of Respondent under the Real Estate Law.

21 6

22 Respondent’s failure to disclose the criminal convictions, as described above in  
23 Paragraphs 3 and 4, constitutes grounds under Sections 480(d) and 10177(a) (attempt to procure  
24 a real estate license by fraud, misrepresentation, or deceit, or by making a material misstatement  
25 of fact in an application for a real estate license) of the Code for denial of Respondent’s  
26 application for a real estate license.

27 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate salesperson license to Respondent, and for such other and further relief as may be proper under other provisions of law.

  
ROBIN S. TANNER  
Supervising Special Investigator

Dated at Oakland, California,  
this 13<sup>th</sup> day of January, 2018.

DISCOVERY DEMAND

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