

FILED

MAR 04 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of:)	DRE No. H-12770 SF
)	
Z&L PROPERTIES INC.,)	
)	
Respondent(s).)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 28, 2026, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, Z&L PROPERTIES, INC. (“Respondent”); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of conviction of a crime that is substantially related to the qualifications, functions or duties of a real estate licensee and Respondent’s failure to timely report said conviction(s).

Pursuant to Government Code Section 11521, the California Department of Real Estate (“the Department”) may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department’s power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On August 20, 2025, Stephanie Yee made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent’s last known mailing address on file with the Department on August 25, 2025 and October 21, 2025.

On January 28, 2026, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent’s default was entered herein.

///

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") as a real estate broker corporation.

3.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on August 25, 2025, and served on August 25, 2025 and October 21, 2025, which is incorporated herein as part of this Decision.

FAILURE TO DISCLOSE

4.

A diligent search was made of the records of the Department relating to Respondent's real estate broker license no. 02181352. No record or written notice was received from Respondent notifying the Department, in writing, of any arrest, conviction, indictment or license disciplinary action.

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation, constitute cause under Sections 490 and 10177(b) (conviction of a crime substantially related to the qualifications, functions or duties of a real estate licensee) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

The allegation in paragraph 4, above, constitutes cause under Sections 10177(d) (willful disregard or violation of the Real Estate Law) and 10186.2 (failure to disclose) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

3.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

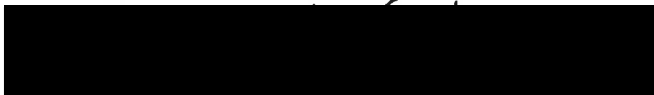
ORDER

All licenses and licensing rights of Respondent Z&L PROPERTIES, INC., under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on MAR 25 2026.

DATED: 2/27/2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

1 Department of Real Estate
2 651 Bannon St., Ste 507
3 Sacramento, CA 95811

FILED

JAN 28 2026

DEPARTMENT OF REAL ESTATE
By B. A. [Signature]

4
5
6
7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10
11 In the Matter of the Accusation of:) DRE NO. H-12770 SF
12)
13 Z&L PROPERTIES, INC.,) DEFAULT ORDER
14)
15 Respondent.)
16)

17 Respondent, Z&L PROPERTIES, INC., having failed to file a Notice of
18 Defense within the time required by Section 11506 of the Government Code, is now in
19 default. It is, therefore, ordered that a default be entered on the record in this matter.

20 IT IS SO ORDERED Jan 28, 2026

21 CHIKA SUNQUIST
22 REAL ESTATE COMMISSIONER

23 [Signature]

24 By: SHANNAN WEST
25 Assistant Commissioner, Enforcement
26
27