

FILED

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DEPARTMENT OF REAL ESTATE
By J. Herrlinger

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

9	In the Matter of the Accusation of)	
10	BONNIE EVELYN DUPLESSIS,)	No. H-12807 SF
11	and)	<u>ACCUSATION</u>
12	DAWANIA QUIETT,)	
13)	
14	Respondents.)	

15 The Complainant, STEPHANIE YEE, a Supervising Special Investigator
16 of the State of California, for cause of Accusation against Respondent BONNIE
17 EVELYN DUPLESSIS and Respondent DAWANIA QUIETT (collectively referred to
18 as "Respondents"), is informed and alleges as follows:

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20 The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the
21 State of California, makes this Accusation in her official capacity.

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23 Respondents are presently licensed and/or have license rights under the Real
24 Estate Law, Part 1 of Division 4 of the Business and Professions Code ("Code").

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26 Respondent BONNIE EVELYN DUPLESSIS ("DUPLESSIS") was and is
27 licensed by the Department individually as a real estate broker on or about March 7, 1986,

1 License ID No. 00914613. Unless renewed, DUPLESSIS's broker license will expire March 9,
2 2030.

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4 Respondent DAWANIA QUIETT ("QUIETT") was and is licensed by the
5 Department as a real estate salesperson on or about November 2, 2017, License ID No.
6 02047410. Unless renewed, QUIETT's salesperson license will expire on November 1, 2029.

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8 Respondent QUIETT was employed by DUPLESSIS as a salesperson on or about
9 November 2, 2020, through March 25, 2025. During the course of employment, QUIETT
10 engaged in property management activities through her corporation DRQuiett & Company Inc.
11 dba Real Property Management Masters.

12 AUDIT OK230090

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14 On or about October 28, 2024, the Department completed its audit (OK230090) of
15 the books and records of DUPLESSIS in relation to property management activities conducted
16 by QUIETT under DUPLESSIS's broker license as described in Paragraph 7 below. The
17 accounting and other records of DUPLESSIS were examined for the period from June 1, 2023, to
18 May 31, 2024 ("audit period"). The auditor herein initiated examination of said records from
19 June 25, 2024, through October 28, 2024.

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21 At all times mentioned, QUIETT engaged in the business of, acted in the capacity
22 of, advertised, or assumed to act as a real estate broker within the State of California within the
23 meaning of Sections 10131(b) of the Code, including the operation and conduct of a property
24 management business with the public wherein, on behalf of others, for compensation or in
25 expectation of compensation, QUIETT leased or rented and offered to lease or rent, and solicited
26 for prospective tenants of real property or improvements thereon, and collected rents from real
27 property or improvements thereon.

While acting as a real estate broker as described in Paragraph 7, QUIETT accepted or received funds in trust (“trust funds”) from or on behalf of owners and tenants in connection with the leasing, renting, and collection of rents on real property or improvements thereon, as alleged herein, and thereafter from time-to-time made disbursements of trust funds.

The trust funds accepted or received by QUIETT were deposited or caused to be deposited by QUIETT into accounts which were maintained by QUIETT for the handling of trust funds, and thereafter from time-to-time QUIETT made disbursements of said trust funds, identified as follows:

BANK ACCOUNT # 1	
Bank Name and Location:	Bank of America P.O. Box 15284, Wilmington, Delaware 19850
Account No.:	XXXXXXXXX5998
Account Name:	DRQUIETT & COMPANY INC DBA REAL PROPERTY MANAGEMENT MASTERS
Purpose:	Bank Account #1 was used as a rent operation account. Deposits made into Bank Account #1 consisted of rents and security deposit receipts collected by tenants and security deposit transfers from Bank Account #2. Disbursements from Bank Account #1 included reimbursements made to QUIETT for property expenditures, security deposit refunds, owner distributions, QUIETT’s business expenditures, management fees and leasing commissions.

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BANK ACCOUNT # 2	
Bank Name and Location:	Bank of America P.O. Box 15284, Wilmington, Delaware 19850
Account No.:	XXXXXXXXX5985
Account Name:	DRQUIETT & COMPANY INC DBA REAL PROPERTY MANAGEMENT MASTERS
Purpose:	Bank Account #2 was used to hold security deposits transferred to and from Bank Account #1.

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In the course of the property management activities described in Paragraph 7, and during the audit period described in Paragraph 6, Respondent QUIETT violated the Code and various sections of the California Code of Regulations, Title 10, Chapter 6 (Regulations) described below:

Trust Account Accountability and Balances

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Bank Account #1

Based on the records provided during the audit, a bank reconciliation for Bank Account #1 was prepared for as of May 31, 2024. The adjusted bank balance of Bank Account #1 was compared to the total balances of the beneficiary records for Bank Account #1.

Adjusted Bank Balance	\$35,050.94
Accountability	<u>\$77,202.86</u>
Trust Fund Shortage	<u>(\$42,151.92)</u>

A shortage of \$42,151.92 was found in Bank Account #1 as of May 31, 2024. The cause of the shortage was due to negative account balances, unauthorized disbursements, and erroneous deposits made by QUIETT.

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Bank Account #2

Based on the records provided during the audit, a bank reconciliation for Bank Account #2 was prepared for as of May 31, 2024. The adjusted bank balance of Bank Account #2 was compared to the total balances of the beneficiary records for Bank Account #2.

Adjusted Bank Balance	\$101,439.61
Accountability	<u>\$132,001.00</u>
Trust Fund Shortage	<u>(\$30,561.39)</u>

A shortage of \$30,561.39 was found in Bank Account #2 as of May 31, 2024. The cause of the shortage was due to unauthorized disbursements made by QUIETT.

QUIETT provided no evidence that the owners of Trust Funds had given their written consent to allow QUIETT to reduce the balance of the funds in Bank Account #1 and #2 to an amount less than the existing aggregate trust fund liabilities, in violation of Section 10145(a) of the Code and Section 2832.1 of the Regulations.

Commingling of Funds

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QUIETT disbursed trust funds from Bank Accounts #1 and #2 into DRQuiett & Company Inc. dba Real Property Management Masters' general business account without written authorization from beneficiaries of Bank Account #1 and #2 as required by Section 10145 of the Code and Section 2835 of the Regulations.

Conversion of Funds

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QUIETT disbursed trust funds from Bank Account #1 and #2 to pay for personal expenses directly or transferred funds to DRQuiett & Company Inc. dba Real Property Management Masters' general business account for personal use, without written authorization from beneficiaries of Bank Account #1 and #2 as required by Section 10145 of the Code.

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1 Failure to Designate Trust Accounts

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3 QUIETT failed to properly designate Bank Accounts #1 and #2 as Trust Accounts
4 in the name of DUPLESSIS as trustee in violation of section 10145(a) of the Code and section
5 2832 of the Regulations.

6 Unlicensed Bank Account Signatory

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8 QUIETT did not obtain written consent from DUPLESSIS to independently act as
9 a bank signatory and did not list DUPLESSIS as an authorized signatory for both Bank Account
10 #1 and #2 in violation of Section 10145 of the Code and Section 2834 of the Regulations.

11 Unlicensed Fictitious Business Names

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13 QUIETT used an unlicensed fictitious business name of "Real Property
14 Management Masters" to conduct property management activities in violation of section 10159.5
15 of the Code and section 2731 of the Regulations.

16 FAILURE TO SUPERVISE

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18 DUPLESSIS failed to exercise reasonable supervision over the acts of QUIETT.
19 DUPLESSIS permitted, ratified and/or caused the conduct described above, to occur, and failed
20 to take reasonable steps, including, but not limited to, the handling of trust funds, supervision of
21 employees, and the implementation of policies, rules, procedures, and systems to ensure the
22 compliance of QUIETT with the Real Estate Law and the Regulations.

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24 The acts and/or omissions of DUPLESSIS as described in Paragraph 16 above
25 constitute failure on the part of DUPLESSIS, as QUIETT's employing broker, to exercise
26 reasonable supervision and control over the licensed activities of QUIETT as required by Section
27 2725 of the Regulations.

1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
2 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all licenses and license rights of Respondents under the Code, for the cost of
4 investigation and enforcement as permitted by law, for the cost of the audit, and for such other
5 and further relief as may be proper under the provisions of law.

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8 STEPHANIE YEE

9 Supervising Special Investigator

10 Dated at Oakland, California,

11 This 19th day of March, 2026

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15 DISCOVERY DEMAND

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