

JUL 31 1987

K. J. Roberts

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-22151 LA
LINDA KEY ROBERTS, aka	)	
Linda Jean Roberts, aka	)	L-34755
Linda Roberts,	)	
Respondent.	)	

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 14, 1985, a Decision was rendered herein revoking the real estate salesperson license of respondent, effective September 10, 1985.

On February 4, 1987, respondent petitioned for reinstatement of said real estate salesperson license and the Attorney General of the State of California has been given notice of the filing of said petition.

I have considered respondent's petition and the evidence and arguments in support thereof. Respondent has demonstrated to my satisfaction that grounds do not presently exist to deny the issuance of an unrestricted real estate

1 salesperson license to respondent.

2
3 NOW, THEREFORE, IT IS ORDERED that respondent's
4 petition for reinstatement is granted and that an unrestricted
5 real estate salesperson license be issued to respondent after
6 respondent satisfies the following conditions within one (1) year
7 from the date of this Order:

8 1. Submittal of a completed application and payment
9 of the fee for a real estate salesperson license.

10 2. Submittal of evidence satisfactory to the Real
11 Estate Commissioner that respondent has, since the most recent
12 issuance of an original or renewal real estate license, taken and
13 successfully completed the continuing education requirements of
14 Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a
15 real estate license.

16 This Order shall become effective immediately.

17 DATED: July 24, 1987

18
19 JAMES A. EDMONDS, JR.
20 Real Estate Commissioner

21 By: [Signature]
22 JOHN R. LIBERATOR
23 Chief Deputy Commissioner

24
25 cc: Linda Key Roberts
26 9124 National Blvd. #3
27 Los Angeles, CA 90034

Sac's tag

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

FILED
AUG 21 1985

In the Matter of the Accusation of

LINDA KEY ROBERTS, aka
Linda Jean Roberts, aka
Linda Roberts,

Respondent.

No. H-22151 LA

L-34755

DECISION

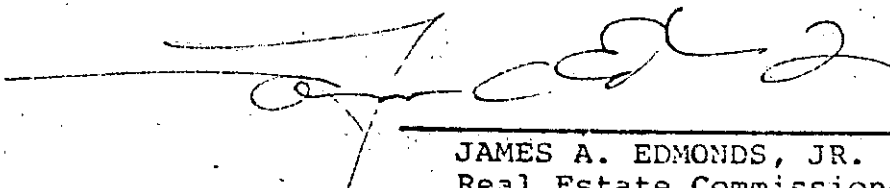
The Proposed Decision dated July 26, 1985
of the Administrative Law Judge of the Office of Administrative
Hearings, is hereby adopted as the Decision of the Real Estate
Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real
estate licenses on grounds of (the conviction of a crime/~~knowingly~~
~~making~~~~xxxxxx~~~~statement~~~~xxxx~~~~fact~~~~required~~~~to~~~~be~~~~revealed~~~~xxxx~~
~~application~~~~for~~~~license~~).

The right to reinstatement of a revoked real estate
license or to the reduction of a suspension is controlled by
Section 11522 of the Government Code. A copy of Section 11522
and a copy of the Commissioner's Criteria of Rehabilitation
are attached hereto for the information of respondent.

This Decision shall become effective at 12.0'clock
noon on September 10, 1985.

IT IS SO ORDERED 8-14-85


JAMES A. EDMONDS, JR.
Real Estate Commissioner

BEFORE THE DEPARTMENT OF REAL ESTATE
OF THE STATE OF CALIFORNIA

In the Matter of the Accusation of	)	
	)	
LINDA KEY ROBERTS aka	)	NO. H-22151 LA
Linda Jean Roberts aka	)	
Linda Roberts,	)	L-34755
	)	
Respondent.	)	

PROPOSED DECISION

This matter came on regularly for hearing before Marguerite C. Geftakys, Administrative Law Judge of the Office of Administrative Hearings, State of California at Los Angeles, California on July 19, 1985 at the hour of 2:30 p.m. Marilyn L. Mosher, Counsel, represented the complainant. Respondent was accorded service of process as required by law in that complainant complied with Sections 11505 and 11509 of the Government Code; however, respondent did not appear at the hearing, nor was she represented. Documentary evidence having been introduced and the matter submitted, the Administrative Law Judge finds the following facts:

I

Complainant Thomas McCrady is a Deputy Real Estate Commissioner of the State of California and made the Accusation herein in his official capacity, and not otherwise.

II

Linda Key Roberts, also known as Linda Jean Roberts, also known as Linda Roberts (hereinafter referred to as the "Respondent") is presently licensed and has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

III

At all times herein mentioned, respondent was licensed by the Department of Real Estate of the State of California as a real estate salesperson.

IV

On October 1, 1984, in the Municipal Court, South Bay Judicial District, County of Los Angeles, State of California, in a matter entitled "The People of the State of California, Plaintiff, vs. Linda Jean Roberts, Defendant," Case No. M279014, respondent was convicted of the crime of violating Penal Code Section 484a (petty theft), a crime involving moral turpitude. The conviction was based on respondent having willfully and unlawfully stolen, taken, and carried away the personal property of another, to-wit: Bullocks. Imposition of sentence was suspended and respondent was placed on summary probation for a period of two years upon the condition, inter alia, that she perform 160 hours of community service.

V

The crime of which respondent was convicted bears a substantial relationship to the qualifications, functions and duties of a real estate licensee. A real estate licensee should have the qualifications of honesty and truthfulness as she acts for others in a confidential and fiduciary capacity. Respondent demonstrated the lack of honesty and integrity in her character by reason of her conduct as set forth in Finding IV, hereinabove.

VI

No evidence of rehabilitation was offered.

* * * * *

Pursuant to the foregoing findings of fact, the Administrative Law Judge makes the following determination of issues:

Grounds for the suspension or revocation of respondent's license and license rights exist pursuant to Business and Professions Code Sections 490 and 10177(b) by reason of respondent's conviction of a crime involving moral turpitude and of one which bears a substantial relationship to the qualifications, functions and duties of a real estate licensee.

* * * * *

WHEREFORE, THE FOLLOWING ORDER is hereby made:

The real estate salesperson's license and license rights under the Real Estate Law heretofore issued to respondent Linda Key Roberts, also known as Linda Jean Roberts, also known as Linda Roberts, is hereby revoked.

I hereby submit the foregoing which

constitutes my Proposed Decision
in the above-entitled matter, as a
result of the hearing had before me
on July 19, 1985, at Los Angeles,
California, and recommend its
adoption as the decision of the
Real Estate Commissioner.

DATED: Aug 26 1985

Marguerite C. Geftakys
MARGUERITE C. GEFTAKYS
Administrative Law Judge
Office of Administrative Hearings

MCG:mh

Sacto Gary

FILED

JUN 17 1985

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE
M. Jane B. Oron

In the Matter of the Accusation of

LINDA KEY ROBERTS,

Case No. H-22151 LA
L-34755

Respondent(s)

NOTICE OF HEARING ON ACCUSATION

TO THE ABOVE NAMED RESPONDENT:

YOU ARE HEREBY NOTIFIED that a hearing will be held before the Department of Real Estate at 314 West First Street, Los Angeles, CA 90012.

on the 19th day of July, 1985, at the hour of 2:30 p.m.
or as soon thereafter as the matter can be heard, upon the charges made in the Accusation served upon you.

You may be present at the hearing, and you may be represented by counsel, but you are neither required to be present at the hearing nor to be represented by counsel. If you are not present in person, nor represented by counsel at the hearing, the Department may take disciplinary action against you upon any express admissions, or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

DATED: June 17, 1985

cc: Linda Key Roberts
Benzell Evans
/Sacto.
OAH
TCD

JAMES A. EDMONDS, JR.
DEPARTMENT OF REAL ESTATE

By *Marilyn L. Prosser*
Counsel

*Sacto
Flag*

1 MARILYN L. MOSHER, Counsel
2 Department of Real Estate
3 107 South Broadway, Room 8107
4 Los Angeles, California 90012
5
6
7
8
9
10 (213) 620-4790

FILED

FEB 26 1985

DEPARTMENT OF REAL ESTATE
W. K. McCall

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

11	In the Matter of the Accusation of)	No. H-22151 LA
12	LINDA KEY ROBERTS aka)	<u>A C C U S A T I O N</u>
13	Linda Jean Roberts aka)	
14	Linda Roberts,)	
15	Respondent.)	

16 The complainant, Thomas Mc Crady, a Deputy Real Estate
17 Commissioner of the State of California, for cause of accusation
18 against LINDA KEY ROBERTS aka Linda Jean Roberts aka Linda Roberts,
19 alleges as follows:

I

21 The complainant, Thomas Mc Crady, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation in
23 his official capacity.

II

25 LINDA KEY ROBERTS aka Linda Jean Roberts aka Linda
26 Roberts (hereinafter referred to as respondent) is presently
27 licensed and/or has license rights under the Real Estate Law

1 (Part 1 of Division 4 of the Business and Professions Code).

2 III

3 At all times herein mentioned, respondent was licensed
4 by the Department of Real Estate of the State of California as a
5 real estate salesperson.

6 IV

7 On or about October 1, 1984, in the Municipal Court,
8 South Bay Judicial District, County of Los Angeles, State of
9 California, respondent was convicted of the crime of violating
10 Penal Code Section 484a (Petty Theft), a crime involving moral
11 turpitude.

12 V

13 The crime of which respondent was convicted bears a
14 substantial relationship to the qualifications, functions or
15 duties of a real estate licensee.

16 VI

17 Respondent's criminal convictions, as alleged above,
18 is cause under Sections 490 and 10177(b) of the Business and
19 Professions Code for suspension or revocation of all licenses
20 and license rights of respondent under the Real Estate Law.

21 /

22 /

23 /

24 /

25 /

26 /

27 /

1 WHEREFORE, complainant prays that a hearing be conducted
2 on the allegations of this Accusation and, that upon proof thereof,
3 a decision be rendered imposing disciplinary action against all
4 licenses and license rights of respondent LINDA KEY ROBERTS aka
5 Linda Jean Roberts aka Linda Roberts under the Real Estate Law
6 (Part 1 of Division 4 of the Business and Professions Code) and
7 for such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California
10 this 26th day of February, 1985.

11
12 
13 Deputy Real Estate Commissioner
14
15
16
17
18
19
20
21
22
23
24

25 cc: Linda Key Roberts
26 Benzell Evans
27 Sacto,
TCD