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P. 1/2

FILED  
JAN 12 2007

DEPARTMENT OF REAL ESTATE

*[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-31327 LA  
JENNIFER LYNN LAURENT, )  
Respondent. )

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

To: JENNIFER LYNN LAURENT

On July 5, 2005, a restricted real estate salesperson license was issued by the Department of Real Estate to Respondent on the terms, conditions and restrictions, as set forth in the Real Estate Commissioner's Decision of May 31, 2005, in Case No. H-31327 LA, effective July 5, 2005. This Decision granted Respondent the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the Business and Professions Code and to enumerated additional terms, conditions and restrictions imposed under authority of Section 10156.6 of said Code. Among those terms, conditions and restrictions, Respondent was required to submit, within nine (9)

1 months from the aforementioned effective date, evidence of having  
2 completed 45 hours of approved continuing education offerings as  
3 set forth in Article 2.5, Chapter 3 of the Real Estate Law for  
4 renewal of a real estate license. The Commissioner has determined  
5 that as of May 5, 2006, Respondent has failed to satisfy this  
6 condition and, as such, is in violation of Section 10177(k) of  
7 the Business and Professions Code. Respondent has no right to  
8 renew the restricted license if this condition is not satisfied  
9 by the date of its expiration (Section 10156.7 of the Business  
10 and Professions Code).

11  
12 NOW, THEREFORE, IT IS ORDERED under authority of  
13 Section 10156.7 of the Business and Professions Code of the State  
14 of California that the restricted real estate salesperson license  
15 heretofore issued to Respondent and the exercise of any  
16 privileges thereunder is hereby suspended until such time as  
17 Respondent provides proof satisfactory to the Department of  
18 having taken the continuing education offerings referred to above  
19 or pending final determination made after hearing (see "Hearing  
20 Rights" set forth below).

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1 IT IS FURTHER ORDERED that all license certificates and  
2 identification cards issued by the Department of Real Estate  
3 which are in the possession of Respondent be immediately  
4 surrendered by personal delivery or by mailing in the enclosed  
5 self-addressed envelope to:

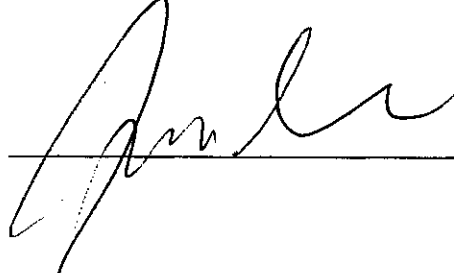
6 DEPARTMENT OF REAL ESTATE  
7 Attention: Flag Section  
8 Post Office Box 187000  
9 Sacramento, CA 95818-7000

10 HEARING RIGHTS: Pursuant to the provisions of Section  
11 10156.7 of the Business and Professions Code, you have the right  
12 to a hearing to contest the Commissioner's determination that you  
13 are in violation of Section 10177(k). If you desire a hearing,  
14 you must submit a written request. The request may be in any  
15 form as long as it is in writing and indicates that you want a  
16 hearing. Unless a written request for a hearing, signed by or on  
17 behalf of you, is delivered or mailed to the Department at  
18 320 West Fourth Street, Suite 350, Los Angeles, California 90013,  
19 within 20 days after the date that this Order was mailed to or  
20 served on you, the Department will not be obligated or required  
21 to provide you with a hearing.

22 This Order shall be effective immediately.

23 DATED: 1-3-07

24 JEFF DAVI  
25 Real Estate Commissioner

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1 ELLIOTT MAC LENNAN, SBN 66674  
2 Department of Real Estate  
3 320 West 4th Street, Ste. 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)  
6 -or- (213) 576-6982 (office)

FILED  
JUN 15 2005  
DEPARTMENT OF REAL ESTATE  
By K. Thederholt

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 JENNIFER LYNN LAURENT, )  
13 Respondent. )

DRE No. H-31327 LA

STIPULATION  
AND  
AGREEMENT

14  
15 It is hereby stipulated by and between JENNIFER LYNN  
16 LAURENT(sometimes referred to as Respondent) and the Complainant,  
17 acting by and through Elliott Mac Lennan, Counsel for the  
18 Department of Real Estate, as follows for the purpose of settling  
19 and disposing the Accusation filed in this matter on September  
20 28, 2004:

21 1. All issues which were to be contested and all  
22 evidence which was to be presented by Complainant and Respondent  
23 at a formal hearing on the Accusation, which hearing was to be  
24 held in accordance with the provisions of the Administrative  
25 Procedure Act ("APA"), shall instead and in place  
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1 thereof be submitted solely on the basis of the provisions of  
2 this Stipulation and Agreement ("Stipulation").

3           2. Respondent has received, read and understands the  
4 Statement to Respondent, the Discovery Provisions of the APA and  
5 the Accusation filed by the Department of Real Estate in this  
6 proceeding.

7           3. Respondent timely filed a Notice of Defense  
8 pursuant to Section 11505 of the Government Code for the purpose  
9 of requesting a hearing on the allegations in the Accusation.  
10 Respondent hereby freely and voluntarily withdraws said Notice of  
11 Defense. Respondent acknowledges that she understands that by  
12 withdrawing said Notice of Defense she thereby waives her right  
13 to require the Commissioner to prove the allegations in the  
14 Accusation at a contested hearing held in accordance with the  
15 provisions of the APA and that she will waive other rights  
16 afforded to her in connection with the hearing such as the right  
17 to present evidence in defense of the allegations in the  
18 Accusation and the right to cross-examine witnesses.

19           4. This Stipulation is based on the factual  
20 allegations contained in the Accusation filed in this proceeding.  
21 In the interest of expedience and economy, Respondent chooses not  
22 to contest these factual allegations, but to remain silent and  
23 understands that, as a result thereof, these factual statements,  
24 will serve as a prima facie basis for the disciplinary action  
25 stipulated to herein. The Real Estate Commissioner shall not be  
26 required to provide further evidence to prove such allegations.  
27

1           5. This Stipulation and Respondent's decision not to  
2 contest the Accusation are made for the purpose of reaching an  
3 agreed disposition of this proceeding and are expressly limited  
4 to this proceeding and any other proceeding or case in which the  
5 Department of Real Estate ("Department"), or another licensing  
6 agency of this state, another state or if the federal government  
7 is involved and otherwise shall not be admissible in any other  
8 criminal or civil proceedings.

9           6. It is understood by the parties that the Real  
10 Estate Commissioner may adopt the Stipulation and Agreement as  
11 his decision in this matter thereby imposing the penalty and  
12 sanctions on Respondent's real estate licenses and license rights  
13 as set forth in the "Order" hereinbelow. In the event that the  
14 Commissioner in his discretion does not adopt the Stipulation and  
15 the Agreement, the Agreement shall be void and of no effect, and  
16 Respondent shall retain the right to a hearing and proceeding on  
17 the Accusation under the provisions of the APA and shall not be  
18 bound by any admission or waiver made herein.

19           7. The Order or any subsequent Order of the Real  
20 Estate Commissioner made pursuant to this Stipulation shall not  
21 constitute an estoppel, merger or bar to any further  
22 administrative or civil proceedings by the Department of Real  
23 Estate with respect to any matters which were not specifically  
24 alleged to be causes for accusation in this proceeding.

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1 (a) That the employing broker has read  
2 the Decision of the Commissioner which granted the right to a  
3 restricted license; and

4 (b) That the employing broker will exercise  
5 close supervision over the performance by the restricted licensee  
6 relating to activities for which a real estate license is  
7 required.

8 5. Respondent shall, within nine (9) months from the  
9 effective date of this Decision, present evidence satisfactory to  
10 the Real Estate Commissioner that Respondent has, since the most  
11 recent issuance of an original or renewal real estate license,  
12 taken and successfully completed the continuing education  
13 requirements of Article 2.5 of Chapter 3 of the Real Estate Law  
14 for renewal of a real estate license. If Respondent fails to  
15 satisfy this condition, the Commissioner may order the suspension  
16 of the restricted license until the Respondent presents such  
17 evidence. The Commissioner shall afford Respondent the  
18 opportunity for a hearing pursuant to the Administrative  
19 Procedure Act to present such evidence.  
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21  
22 DATED: 12-27-04

ELL  
ELLIOTT MAC LENNAN, Counsel for  
the Department of Real Estate

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1 \* \* \*

2 I have read the Stipulation and Agreement. Its terms  
3 are understood by me and are agreeable and acceptable to me. I  
4 understand that I am waiving rights given to me by the California  
5 Administrative Procedure Act (including but not limited to  
6 Sections 11506, 11508, 11509 and 11513 of the Government Code),  
7 and I willingly, intelligently and voluntarily waive those  
8 rights, including the right of requiring the Commissioner to  
9 prove the allegations in the Accusation at a hearing at which I  
10 would have the right to cross-examine witnesses against me and to  
11 present evidence in defense and mitigation of the charges.  
12

13 Respondent can signify acceptance and approval of the  
14 terms and conditions of this Stipulation and Agreement by faxing  
15 a copy of its signature page, as actually signed by Respondent,  
16 to the Elliott Mac Lennan, Esq. c/o the Department of Real Estate  
17 at the following telephone/fax number: (213) 576-6917.

18 Respondent agrees, acknowledges and understands that by  
19 electronically sending to the Department a fax copy of his actual  
20 signature as it appears on the Stipulation and Agreement, that  
21 receipt of the faxed copy by the Department shall be as binding  
22 on Respondent as if the Department had received the original  
23 signed Stipulation and Agreement.  
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DATED:

01-14-05


  
JENNIFER LYNN LAURENT, Respondent

\* \* \*

The foregoing Stipulation and Agreement is hereby  
adopted as my Decision as to Respondent JENNIFER LYNN LAURENT and  
shall become effective at 12 o'clock noon  
on \_\_\_\_\_, 2005

IT IS SO ORDERED \_\_\_\_\_, 2005

JEFF DAVI  
Real Estate Commissioner

1  
2  
3 DATED: \_\_\_\_\_

JENNIFER LYNN LAURENT, Respondent

4  
5 \* \* \*

6 The foregoing Stipulation and Agreement is hereby  
7 adopted as my Decision as to Respondent JENNIFER LYNN LAURENT and  
8 shall become effective at 12 o'clock noon  
9 on JUL -5, 2005

10 IT IS SO ORDERED S-31, 2005  
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12 JEFF DAVI  
13 Real Estate Commissioner  
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**FILED**  
SEP 28 2004  
DEPARTMENT OF REAL ESTATE

ELLIOTT MAC LENNAN, SBN 66674  
Department of Real Estate  
320 West 4th Street, Ste. 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct)  
-or- (213) 576-6982 (office)

By *K. Meder*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H- 31327 LA
JENNIFER LYNN LAURENT,	)	<u>ACCUSATION</u>
Respondent.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against JENNIFER LYNN LAURENT aka Jennifer L. Laurent aka Jennifer Laurent, is informed and alleges in her official capacity as follows:

1.

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

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2.

Respondent was originally licensed by the Department of Real Estate of the State California as a real estate salesperson on February 3, 2003. Respondent was issued a conditional salesperson license pursuant to Code Section 10153.4. Respondent's license will be suspended if the educational requirement is not met by August 3, 2004.

3.

On June 19, 2003, in the Circuit Court of the Ninth Judicial Circuit, In and For Orange County, State of Florida, in Case No. 48-1996-CF-14021-0, respondent was convicted upon a guilty plea to one count of Florida Statutes 893.13(5)(b) (importation of Marijuana into Florida), a misdemeanor crime.

4.

This crime alleged in Paragraph 3 by its facts and circumstances involves moral turpitude and is substantially related under Section 2910(a)(8), Chapter 6, Title 10 of the California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

5.

The facts as alleged in Paragraph 3, above, constitutes cause for the suspension or revocation of the license and license rights of respondent under Code Sections 490 and/or 10177(b).

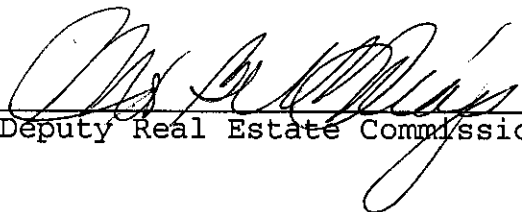
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1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof therof, a decision be rendered imposing disciplinary action  
4 against the license and license rights of respondent JENNIFER  
5 LYNN LAURENT under the Real Estate Law (Part 1 of Division 4 of  
6 the Business and Professions Code) and for such other and further  
7 relief as may be proper under other applicable provision of law.  
8

9 Dated at Los Angeles, California

10 This 17<sup>th</sup> day of September 2004.  
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12   
13 Deputy Real Estate Commissioner  
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24 cc: Jennifer Lynn Laurent  
25 Maria Suarez  
26 Sacto  
27 LF`  
Charles O. Grimes, Jr.