



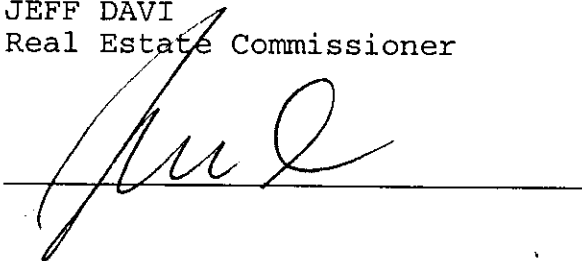
1                    IT IS THEREFORE ORDERED, pursuant to the authority  
2 granted under Section 11520 of the Government Code of the State  
3 of California, that the application of HOWARD TSANG, for a real  
4 estate broker license is hereby denied.

5                    This Order is effective immediately.

6                    DATED: \_\_\_\_\_

1-4-06

8                    JEFF DAVI  
9                    Real Estate Commissioner



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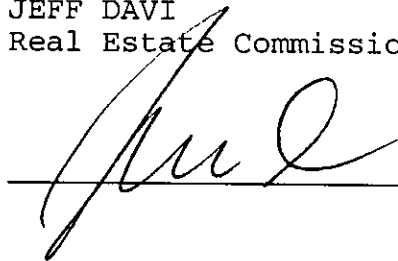


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1 KELVIN K. LEE, Real Estate Counsel (SBN 152867)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6905

**FILED**  
MAY - 6 2005  
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 ) NO. H- 31894 LA  
13 HOWARD TSANG, ) STATEMENT OF ISSUES  
14 )  
15 Respondent. )

16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Statement  
18 of Issues against HOWARD TSANG, ("Respondent"), is informed and  
19 alleges as follows:

20 I

21 The Complainant, Maria Suarez, a Deputy Real Estate  
22 Commissioner of the State of California, makes this Statement of  
23 Issues against Respondent in her official capacity.

24 II

25 On or about January 12, 2004, Respondent applied to  
26 the Department of Real Estate of the State of California for a  
27 real estate broker license.

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III

(CRIMINAL CONVICTIONS)

On or about May 18, 1982 in the Superior Court for the County of Sacramento, State of California, in Case No. 64277M, Respondent HOWARD TSANG, was convicted of one (1) count of violating California Penal Code Section 484, Petty Theft. This is a crime involving moral turpitude which is substantially related under Title 10, Chapter 6, Section 2910, California Code of Regulations, and/or to the qualifications, functions or duties of a real estate licensee.

IV

The crime of which Respondent was convicted, as alleged herein above in Paragraph III constitutes cause for denial of Respondent's application for a real estate license under Code Sections 475(a)(2), 480(a)(1) and/or 10177(b).

V

In aggravation of the above, on or about July 9, 1982, in the Superior Court for the County of Sacramento, State of California, in Case No. 67548M, Respondent HOWARD TSANG, was convicted of one (1) count of violating California Vehicle Code Section 11377, subdivision (a), Possession of a Controlled Substance.

VI

(FAILURE TO REVEAL CONVICTION)

In response to Question 25 on the respondent's January 12, 2004 application to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW? CONVICTIONS EXPUNGED UNDER PENAL CODE

1 SECTION 1203.4 MUST BE DISCLOSED. HOWEVER, YOU MAY OMIT MINOR  
2 TRAFFIC CITATIONS WHICH DO NOT CONSTITUTE A MISDEMEANOR OR  
3 FELONY OFFENSE". Respondent answered "Yes", but failed to  
4 reveal the conviction described above in Paragraphs III.

5 VII

6 Respondent's failure to reveal the conviction set  
7 forth herein in Paragraphs III, in his license application,  
8 received January 12, 2004, constitutes the attempt to procure a  
9 real estate license by fraud, misrepresentation, or deceit, or  
10 by making a material misstatement of fact, or knowingly making a  
11 false statement of material fact required to be revealed in said  
12 application, which is grounds for denial of the issuance of a  
13 license under Business and Professions Code Sections 475(a)(1),  
14 480(c), and/or 10177(a).

15 VIII

16 The Statement of Issues is brought under the  
17 provisions of Section 10100, Division 4 of the Business and  
18 Profession Code of the State of California and Sections 11500  
19 through 11528 of the Government Code.

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1 WHEREFORE, Complainant prays that the above entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of, a real estate broker  
5 license to Respondent, HOWARD TSANG, and for such other and  
6 further relief as may be proper under other provisions of law.

7 Dated at Los Angeles, California

8 this 7<sup>th</sup> day of May, 2005

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10   
11 Maria Suarez  
12 Deputy Real Estate Commissioner

13 cc: HOWARD TSANG  
14 Maria Suarez  
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