

FILED  
APR - 9 2008

BEFORE THE DEPARTMENT OF REAL ESTATE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

*M. Suarez*

\* \* \*

In the Matter of the Accusation of )  
MICHAEL DENSMORE, ) No. H-34461 LA  
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 February 8, 2008, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of the conviction of a crime.

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.

FINDINGS OF FACT

I

On October 30, 2007 Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on November 2, 2007.

On February 6, 2008, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

II

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 (hereinafter "Code") as a real estate salesperson.

III

On or about July 18, 2005, in the Superior Court of California, County of Orange, in case no. 05HM00585, Respondent was convicted of violating Vehicle Code 20002(a) (Hit and Run: Property Damage), a misdemeanor.

IV

The evidence established that the crime of which Respondent was convicted involves moral turpitude and is substantially related to the qualifications, functions and duties of a real estate licensee.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490 and 10177(b).

II

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

ORDER

The licenses and license rights of Respondent MICHAEL DENSMORE 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 APR 29 2008.

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

3/12/08.  
JEFF DAVI  
Real Estate Commissioner

1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, suite 350  
3 Los Angeles, CA 90013

4 (213) 576-6982

FILED  
FEB - 8 2008  
DEPARTMENT OF REAL ESTATE

*K. M. Derholt*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 In the Matter of the Accusation of ) NO. H-34461 LA  
12 )  
13 MICHAEL DENSMORE, ) DEFAULT ORDER  
14 ) Respondent(s). )

15 Respondent, MICHAEL DENSMORE, having failed to file a  
16 Notice of Defense within the time required by Section 11506 of  
17 the Government Code, is now in default. It is, therefore,  
18 ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED *February 6, 2008.*

20 JEFF DAVI  
21 Real Estate Commissioner

22  
23 BY: *Dolores Weeks*  
24 DOLORES WEEKS  
25 Regional Manager  
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*Handwritten initials*

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**FILED**  
NOV - 2 2007  
DEPARTMENT OF REAL ESTATE  
*W. Underholt*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-34461 LA  
)  
MICHAEL DENSMORE, ) A C C U S A T I O N  
)  
Respondent. )

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, for cause of Accusation  
against MICHAEL DENSMORE, ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, makes this Accusation  
in her official capacity.

///  
///  
///

2.

1 Respondent is presently licensed and/or has license  
2 rights under the Real Estate Law, Part 1 of Division 4 of the  
3 California Business and Professions Code ("Code"), as a real  
4 estate salesperson.  
5

6 3.

7 (CRIMINAL CONVICTION)

8 On or about July 18, 2005, in the Superior Court of  
9 California, County of Orange, in case no. 05HM00585, Respondent  
10 was convicted of violating Vehicle Code 20002(a) (Hit and Run:  
11 Property Damage), a misdemeanor. This crime involves moral  
12 turpitude, which bears a substantial relationship under Section  
13 2910, Title 10, Chapter 6, California Code of Regulations to the  
14 qualifications, functions or duties of a real estate licensee.  
15

16 4.

17 The crime of which Respondent was convicted, as  
18 described in Paragraph 3 above, constitutes cause under Sections  
19 490 and 10177(b) of the Code for the suspension or revocation of  
20 the license and license rights of Respondent under the Real  
21 Estate Law.

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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 thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and license rights of  
5 Respondent, MICHAEL DENSMORE, under the Real Estate Law (Part 1  
6 of Division 4 of the Business and Professions Code) and for such  
7 other and further relief as may be proper under other applicable  
8 provisions of law.

9 Dated at Los Angeles, California

*October 30, 2007*

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11   
12 Maria Suarez  
13 Deputy Real Estate Commissioner  
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24 cc: MICHAEL DENSMORE  
25 Synergy Financial Management Corporation  
26 Maria Suarez  
27 Sacto.