1 2 3 4	LISSETE GARCIA, Counsel (SBN 211552) Department of Real Estate 320 West 4th Street, Suite 350 Los Angeles, California 90013-1105 Telephone: (213) 576-6982 (Direct) (213) 576-6914 By
5 6 7	(Direct) (213) 576-6914
8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	In the Matter of the Accusation of) NO. H-37115 LA
12	HELEN R. HILLO,) ACCUSATION
13) Respondent.)
14)
15 16	The Complainant, Maria Suarez, a Deputy Real Estate
16	Commissioner of the State of California, for cause of Accusation
18	against HELEN R. HILLO, aka Helen Rula Hillo ("Respondent") is
19	informed and alleges as follows:
20	I
21	The Complainant, Maria Suarez, a Deputy Real Estate
22	Commissioner of the State of California, makes this Accusation
23	II II
24	From July 22, 1994 through the present, Respondent was
25	licensed or has license rights under the Real Estate Law (Part 1
26	of Division 4 of the California Business and Professions Code)
27	("Code") as a real estate salesperson.
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CONVICTION

III

On or about September 17, 2009, in the Superior Court 3 of California, Los Angeles County, Case No. BA357554, Respondent 4 was convicted, on a plea of nolo contendere, of violating one 5 count of Health & Safety Code Section 11359 (possession of 6 marijuana for sale), one count of Revenue & Taxation Code 7 Section 19705(a) (filing false tax return), and one count of 8 Revenue & Taxation Code Section 7153.5 (intentional tax 9 evasion), all felonies. Said crimes bear a substantial 10 relationship to the qualifications, functions or duties of a 11 real estate licensee under Section 2910, Title 10, Chapter 6, 12 California Code of Regulations. 13 ΊV 14 The crimes of which Respondent was convicted, as 15 alleged in Paragraph III above, constitute cause under Code 16 Sections 490 and 10177(b) for the suspension or revocation of 17 all licenses and license rights of Respondent under the Real 18 Estate Law. 19 FAILURE TO DISCLOSE 20 v 21 On or about June 2, 2010, Respondent made application 22 to the Department of Real Estate of the State of California for 23 renewal of her real estate salesperson license. In response to 24 25 Question 3 of the salesperson renewal application, to wit:

"WITHIN THE PAST FOUR YEAR PERIOD, HAVE YOU BEEN CONVICTED OF 27 ANY VIOLATION OF LAW? CONVICTIONS EXPUNGED UNDER PENAL CODE

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1 SECTION 1203.4 MUST BE DISCLOSED, HOWEVER, YOU MAY ONLY OMIT 2 MINOR TRAFFIC CITATIONS WHICH DO NOT CONSTITUTE A MISDEMEANOR OR 3 FELONY OFFENSE", Respondent marked the answer box denoting "No", 4 and failed to reveal the felony conviction described in 5 Paragraph III above. 6 VI 7 VI

Respondent's failure to disclose the felony conviction, as set forth in Paragraph III above, in her license renewal application, constitutes the procurement, or attempt to procure, a real estate license by fraud, misrepresentation or deceit, or by making a material misstatement of fact, knowing misrepresentation of a material fact, or by knowingly omitting to state a material fact, which constitutes cause under Code Sections 498 and 10177(a) for the suspension or revocation of Respondent's license and license rights of under the Real Estate Law.

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WHEREFORE, Complainant prays that a hearing be 1 conducted on the allegations of this Accusation and that upon 2 proof thereof, a decision be rendered imposing disciplinary 3 action against all licenses and/or license rights of Respondent, 4 HELEN R. HILLO, under the Real Estate Law (Part 1 of Division 4 5 of the Business and Professions Code) and for such other and 6 further relief as may be proper under other applicable 7 provisions of law. 8 Dated at Los Angeles, Cahifornia 9 ALCA fl. ∠ day of _ 2011. this _ 10 11 12 13 Real Estate Compussioner 14 15 16 17 18 19 20 21 22 23 Helen R. Hillo cc: Monther J. Helo 24 Maria Suarez Sacto. 25 26 27 28 4 -