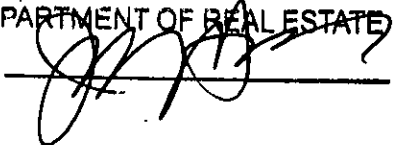


**FILED**

BEFORE THE DEPARTMENT OF REAL ESTATE SEP 02 2011

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE  
BY: 

\* \* \* \*

In the Matter of the Accusation of )  
 ) No. H-37117 LA  
 THOMAS R. SCHIFF, )  
 )  
 Respondent. )  
 \_\_\_\_\_ )

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 August 3, 2011, 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 March 3, 2011, 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 March 9, 2011. The Accusation, Statement to

Respondent, and Notice of Defense were mailed, by regular mail, to Respondent's last known mailing address on file with the Department on April 22, 2011.

On August 3, 2011, 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 broker.

III

On or about October 19, 2009, in the United States District Court, in the Central District of California, in Case NO. CR 08-01160 DDP, Respondent was convicted of violating 26 U.S.C. Section 7206(1) (subscription to false income tax return), a felony.

IV

The evidence established that the crime of which Respondent was convicted 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, 10177(b).

II

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

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ORDER

The licenses and license rights of Respondent THOMAS R. SCHIFF 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

SEP 22 2011

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

8/25/11

BARBARA J. BIGBY  
Acting Real Estate Commissioner



1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 (213) 576-6982

**FILED**

AUG 03 2011

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11  
12 In the Matter of the Accusation of )  
13 THOMAS R. SCHIFF, ) NO. H-37117 LA  
14 Respondent. ) DEFAULT ORDER  
15 )

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

20 IT IS SO ORDERED

*August 3, 2011*

21  
22 BARBARA J. BIGBY  
23 Acting Real Estate Commissioner

*Dolores Weeks*

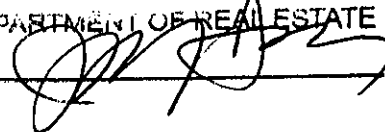
24 By: DOLORES WEEKS  
25 Regional Manager  
26  
27

1 JULIE L. TO, Counsel (SBN 219482)  
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) 576-6916

**FILED**

MAR 09 2011

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H- 37117 LA  
12 THOMAS R. SCHIFF, ) A C C U S A T I O N  
13 Respondent. )  
14 \_\_\_\_\_ )

15  
16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Accusation  
18 against THOMAS R. SCHIFF ("Respondent") alleges as follows:

19 1.

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

23 2.

24 Respondent is presently licensed and/or has license  
25 rights under the Real Estate Law, Part 1 of Division 4 of the  
26 California Business and Professions Code ("Code"), as a real  
27 estate broker.

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3.

On or about October 19, 2009, in the United States District Court, in the Central District of California, in Case No. CR 08-01160 DDP, Respondent pled guilty and was convicted of violating 26 U.S.C. Section 7206(1) (subscription to false income tax return), a felony. Respondent was sentenced to six months in prison, one year of supervised release, including six months in home detention, and ordered to pay fines and assessments; including a fine to the United States in the amount of \$100,000.00, including interest.

4.

This conviction, by its facts and circumstances, bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

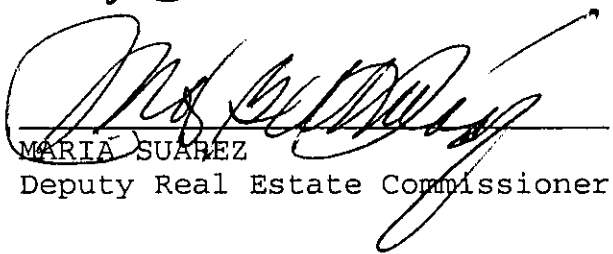
5.

The crime of which Respondent was convicted constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real 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, THOMAS R. SCHIFF, 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  
10 this 3rd day of March, 2011.

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14 MARIA SUAREZ  
15 Deputy Real Estate Commissioner  
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26 cc: THOMAS R. SCHIFF  
27 Maria Suarez  
Sacto.