

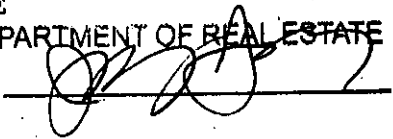
FILED

JAN 17 2012

BEFORE THE DEPARTMENT OF REAL ESTATE

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

BY: 

* * * *

In the Matter of the Accusation of)

No. H-37365 LA

CRAIG ALLEN STRAH,)

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 October 28, 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 June 27, 2011, Robin Trujillo 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 June 29, 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 August 10, 2011.

On October 28, 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 June 22, 2009, in the Superior Court of the State of California, County of Los Angeles, Case No. 7CA02614, Respondent was convicted of violating one count of Penal Code Section 311.11(A) (possession of matter depicting a minor engaging or simulating sexual conduct), a misdemeanor and two counts of 311.3 (A) (developing, duplicating, printing, or exchanging any matter depicting a minor engaging in sexual conduct), a misdemeanor.

IV

The evidence established that the crimes of which Respondent was convicted are 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.

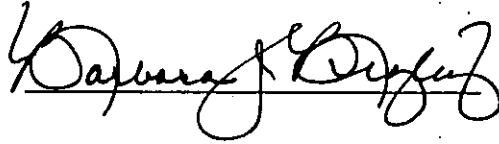
ORDER

The licenses and license rights of Respondent CRAIG ALLEN STRAH 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
FEB 06 2012.

DATED: 1/6/12.

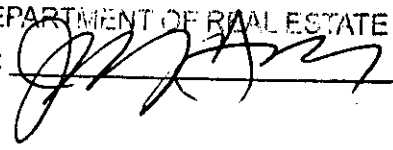
BARBARA J. BIGBY
Acting Real Estate Commissioner

A handwritten signature in cursive script, appearing to read 'Barbara J. Bigby', is written over a horizontal line.

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

FILED

OCT 28 2011

DEPARTMENT OF REAL ESTATE
BY: 

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * * *

10 In the Matter of the Accusation of)

) NO. H-37365 LA

12 CRAIG ALLEN STRAH,)

) DEFAULT ORDER

13 Respondent.)

14
15 Respondent, CRAIG ALLEN STRAH, having failed to file

16 a Notice of Defense within the time required by Section 11506

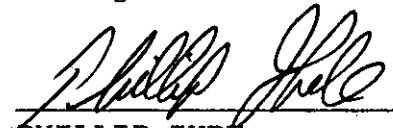
17 of the Government Code, is now in default. It is, therefore,

18 ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED OCT 28 2011

20
21 BARBARA J. BIGBY

Acting Real Estate Commissioner

22
23 
24 By: PHILLIP IHDE

Regional Manager

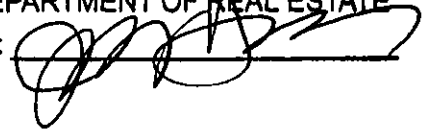
JULIE L. TO, Counsel (SBN 219482)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED

JUN 29 2011

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H- 37365 LA
CRAIG ALLEN STRAH,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against CRAIG ALLEN STRAH ("Respondent"), alleges as follows:

1.

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

2.

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 ("Code"), as a real estate broker.

1 3.

2 On or about June 22, 2009, in the Superior Court of
3 the State of California, County of Los Angeles, Case No.
4 7CA02614, Respondent was convicted of violating one count of
5 Penal Code Section 311.11(A) (possession of matter depicting a
6 minor engaging or simulating sexual conduct), a misdemeanor and
7 two counts of 311.3 (A) (developing, duplicating, printing, or
8 exchanging any matter depicting a minor engaging in sexual
9 conduct), a misdemeanor. Respondent was sentenced to three years
10 probation and 90 days in jail, and ordered to: pay fines; attend
11 psychological or psychiatric counseling; and register as a sex
12 offender pursuant to Penal Code Section 290.

13 4.

14 These convictions, by their facts and circumstances,
15 bear a substantial relationship under Section 2910, Title 10,
16 Chapter 6, California Code of Regulations to the qualifications,
17 functions or duties of a real estate licensee.

18 5.

19 The crimes of which Respondent was convicted
20 constitute cause under Sections 490 and 10177(b) of the Code for
21 the suspension or revocation of the license and license rights
22 of Respondent under the Real Estate Law.

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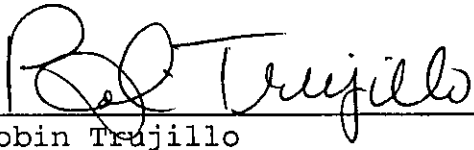
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, CRAIG ALLEN STRAH, 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 27 day of June, 2011.

11 
12 _____
13 Robin Trujillo
14 Deputy Real Estate Commissioner
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21

22 CC: CRAIG ALLEN STRAH
23 Robin Trujillo
24 Sacto.
25
26
27