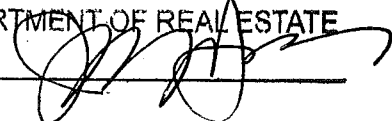


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FILED

MAY 09 2012

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-38127 LA
HENG BILL CHHAY ,)	<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 HENG BILL CHHAY, a.k.a. Bill Chhay ("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

1 California Business and Professions Code ("Code"), as a real
2 estate broker.

3 3.

4 On or about May 4, 2010, in the Superior Court of the
5 State of California, County of San Bernardino, in Case No.
6 FWV903020, Respondent was convicted of one count for violation
7 of Penal Code Section 487(A) (grand theft of money, labor or
8 property over \$400), a felony. Respondent was sentenced to 36
9 months probation, 180 days in county jail (weekender/work
10 release program. In addition, Respondent was ordered to pay
11 restitution in the amount \$557,116.17 to the victim(s) and
12 ordered not to accept or maintain employment where he would have
13 access to personal information without prior notice to the
14 employer of the nature of his offense and submit written proof
15 to the probation officer signed by the employer within 10 days
16 of employment.

17 4.

18 This conviction, by its facts and circumstances, bears
19 a substantial relationship under Section 2910, Title 10, Chapter
20 6, California Code of Regulations to the qualifications,
21 functions or duties of a real estate licensee.

22 5.

23 The crime of which Respondent was convicted
24 constitutes cause under Sections 490 and 10177(b) of the Code
25 for the suspension or revocation of the license and license
26 rights of Respondent under the Real Estate Law.

1 Code Section 10106 provides, in pertinent part, that
2 in any order issued in resolution of a disciplinary proceeding
3 before the Department of Real Estate, the Commissioner may
4 request the administrative law judge to direct a licensee found
5 to have committed a violation of this part to pay a sum not to
6 exceed the reasonable costs of the investigation and enforcement
7 of the case.

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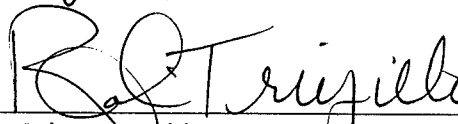
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent
5 HENG BILL CHHAY under the Real Estate Law (Part 1 of Division 4
6 of the Business and Professions Code), for the cost of
7 investigation and enforcement as permitted by law, and for such
8 other and further relief as may be proper under other provisions
9 of law.

10 Dated at Los Angeles, California.

11
12 this 2 day of May, 2012.

13
14 
15 Robin Trujillo
16 Deputy Real Estate Commissioner
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21

22 cc: HENG BILL CHHAY
23 Robin Trujillo
24 Sacto.
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27