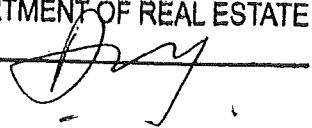


FILED

JUL 16 2013

DEPARTMENT OF REAL ESTATE
BY: 

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H- 38956 LA
	)	
PIYA TOLANI,	)	<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, acting in her official capacity, for cause of Accusation against PIYA TOLANI ("Respondent") alleges as follows:

1.

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.

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(CRIMINAL CONVICTION)

2.

On or about October 1, 2012, in the Superior Court of California, County of Los Angeles, in Case No. SA079852, Respondent was convicted of violating Penal Code Sections 459 (Second Degree Commercial Burglary), 487(a) (Grand Theft), and 484(a) (Petty Theft), all misdemeanors. These crimes are substantially related to the qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of Regulations.

3.

The crimes of which Respondent was convicted, as described above, constitute cause under Sections 490 and 10177(b) of the Business & Professions Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

California Business and Professions Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

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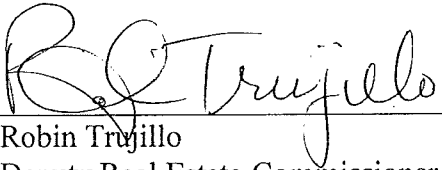
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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent PIYA TOLANI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

7 Dated at Los Angeles, California: July 12, 2013.
8

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10 Robin Trujillo
11 Deputy Real Estate Commissioner
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25 cc: Piya Tolani
26 Robin Trujillo
27 Sacto.