

FILED

FEB 07 2014

BEFORE THE BUREAU OF REAL ESTATE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

By J. J. [Signature]

* * * *

In the Matter of the Accusation of)
DENISE ELIZABETH STRAND,)
Respondent.)

No. H-39172 LA

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 January 9, 2014, 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 November 7, 2013, 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 and regular mail, to Respondent's last known mailing address on file with the Bureau by certified mail on November 25, 2013.

On January 9, 2014, 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.

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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 salesperson.

III

On or about July 9, 2012, in the Superior Court of the State of California, Riverside County, in Case No. INM1203912, Respondent was charged with violation of Penal Code Section 490.5 (shoplifting - theft, value less than \$400.00), a misdemeanor. On or about July 17, 2012, Respondent pled guilty and was convicted for violation of Penal Code Section 490.5, a misdemeanor. Respondent was sentenced to six months probation and ordered to pay fines. In addition, Respondent was ordered to stay away from Costco in Palm Desert.

IV

The evidence established that the crime of which Respondent was convicted, as described in Paragraph III, is substantially related to the qualifications, functions and duties of a real estate licensee.

V

Respondent did not report in writing to the Bureau of Real Estate ("Bureau"), the bringing of the complaint charging the misdemeanor against her, within 30 days of the bringing of the complaint; neither did Respondent report in writing to the Bureau her plea of guilty to said misdemeanor.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 490, 10177(b), and 10186.2.

II

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

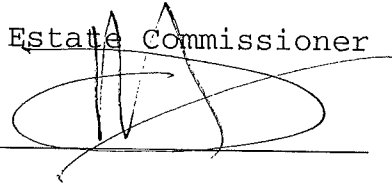
ORDER

The licenses and license rights of Respondent DENISE ELIZABETH STRAND 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 28 2014

DATED: FEB 03 2014

Real Estate Commissioner

A handwritten signature in black ink, appearing to be 'J. Mason', written over a horizontal line.

By: JEFFREY MASON
Chief Deputy Commissioner

1 Bureau of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013

4 (213) 576-6982

FILED

JAN - 9 2014

BUREAU OF REAL ESTATE

By *Zm - Zm*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. **H-39172 LA**
12)
13 DENISE ELIZABETH STRAND,) DEFAULT ORDER
14)
15 Respondent.)
16)

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

22 IT IS SO ORDERED

January 6, 2014.

23 WAYNE S. BELL
24 Real Estate Commissioner

25 By:

Dolores Weeks

26 DOLORES WEEKS
27 Regional Manager