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FILED

FEB 07 2014

BUREAU OF REAL ESTATE

By *J. Duran*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-39213	LA
	)		
MARTIN ALVARADO,	)		
	)		
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 January 30, 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.

FINDINGS OF FACT

1.

On October 24, 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 mail, return receipt requested, and by regular mail, to Respondent's last known mailing address on file with the Bureau on December 5, 2013.

On January 30, 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.

2.

MARTIN ALVARADO ("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. On December 13, 2013, Respondent's license was suspended for failing to pay audit costs, as set forth below.

3.

On August 29, 2008, in Case No. H-35260 LA, an Accusation was filed against Respondent regarding violations of the Code and Title 10, Chapter 6, in the California Code of Regulations, during the time period beginning June 1, 2005 to April 30, 2008, as set forth in Audit Report LA 070270. On March 6, 2009, a Stipulation and Agreement was filed regarding the above-referenced Accusation. Among the terms and conditions accepted by Respondent in its Stipulation and Agreement was a requirement that Respondent pay the cost for the audit which led to the disciplinary action. Respondent was also liable for the cost of a subsequent audit.

4.

An invoice regarding the cost of the audit which led to the disciplinary action was sent to Respondent on April 1, 2011 and again on August 12, 2013. To date, Respondent has not submitted payment to the Bureau for the cost of its audit.

CONCLUSIONS OF LAW

1.

The conduct of MARTIN ALVARADO, as alleged above, is in violation of Code Section 10148, and subjects his real estate license and license rights to suspension or revocation pursuant to Section 10177(d) of the Code.

2.

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

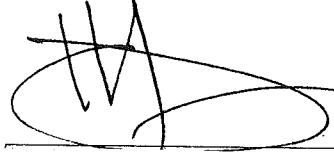
ORDER

All licenses and license rights of MARTIN ALVARADO
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
on FEB 28 2014.

DATED: February 4, 2014

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to be 'JM' with a large loop, written over a horizontal line.

By: JEFFREY MASON
Chief Deputy Commissioner

1 Bureau of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013
3 (213) 576-6982
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JAN 30 2014

BUREAU OF REAL ESTATE

By: 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

No. H-39213 LA

12)
13 MARTIN ALVARADO,)

DEFAULT ORDER

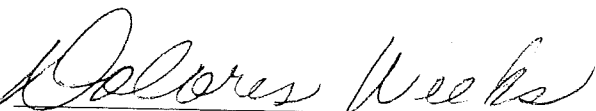
14 Respondent.)
15)

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

21 IT IS SO ORDERED January 29, 2014

22 Real Estate Commissioner

23
24 By:



25 Dolores Weeks
26 Regional Manager
27