

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

4 (213) 576-6982

FILED

JUL 28 2014

BUREAU OF REAL ESTATE

By *J. Garcia*

7
8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of) CALBRE No. H-39240 LA
12 REHANA KAUSER BALUCH-CORNELISON,) OAH No. 2014010652
13 Respondent.) REVISED STIPULATION AND
14) AGREEMENT

15 It is hereby stipulated by and between Respondent
16 REHANA KAUSER BALUCH-CORNELISON ("Respondent") and the
17 Complainant, acting by and through Lissete Garcia, Counsel for
18 the Bureau of Real Estate, as follows for the purpose of
19 settling and disposing of the Accusation filed on December 31,
20 2013, in this matter:

21 1. All issues which were to be contested and all
22 evidence which was to be presented by Complainant and Respondent
23 at a formal hearing on the Accusation, which hearing was to be
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1 held in accordance with the provisions of the Administrative
2 Procedure Act ("APA"), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement ("Stipulation").

5 2. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the APA and
7 the Accusation, filed by the Bureau of Real Estate ("Bureau") in
8 this proceeding.

9 3. Respondent filed a Notice of Defense pursuant to
10 Section 11506 of the Government Code for the purpose of
11 requesting a hearing on the allegations in the Accusation.
12 Respondent hereby freely and voluntarily withdraws said Notice
13 of Defense. Respondent acknowledges that she understands that
14 by withdrawing said Notice of Defense she will thereby waive her
15 right to require the Commissioner to prove the allegations in
16 the Accusation at a contested hearing held in accordance with
17 the provisions of the APA and that he will waive other rights
18 afforded to her in connection with the hearing such as the right
19 to present evidence in defense of the allegations in the
20 Accusation and the right to cross-examine witnesses.

21 4. This Stipulation is based on the factual
22 allegations contained in the Accusation filed in this
23 proceeding. In the interest of expedience and economy,
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1 Respondent chooses not to contest these factual allegations, but
2 to remain silent and understands that, as a result thereof,
3 these factual statements, will serve as a prima facie basis for
4 the disciplinary action stipulated to herein. The Real Estate
5 Commissioner shall not be required to provide further evidence
6 to prove such allegations.

7 5. Respondent understands that by agreeing to this
8 Stipulation, she agrees to pay \$500 to the Bureau of Real Estate
9 for the investigation and enforcement costs which led to this
10 disciplinary action pursuant to Business and Professions Code
11 Section 10106.

12 6. It is understood by the parties that the Real
13 Estate Commissioner may adopt the Stipulation as his decision in
14 this matter thereby imposing the penalty and sanctions on
15 Respondent's real estate license and license rights as set forth
16 in the below "Order". In the event that the Commissioner in his
17 discretion does not adopt the Stipulation, the Stipulation shall
18 be void and of no effect, and Respondent shall retain the right
19 to a hearing on the Accusation under all the provisions of the
20 APA and shall not be bound by any stipulation or waiver made
21 herein.

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall not
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1 constitute an estoppel, merger or bar to any further
2 administrative or civil proceedings by the Bureau with respect
3 to any conduct which was not specifically alleged to be causes
4 for accusation in this proceeding.

5 DETERMINATION OF ISSUES

6 By reason of the foregoing stipulations and waivers
7 and solely for the purpose of settlement of the pending
8 Accusation without a hearing, it is stipulated and agreed that
9 the following determination of issues shall be made:

10 The conduct, acts and/or omissions of Respondent
11 REHANA KAUSER BALUCH-CORNELISON, as set forth in the Accusation,
12 constitute cause for the suspension or revocation of all the
13 real estate licenses and license rights of Respondent REHANA
14 KAUSER BALUCH-CORNELISON under the provisions of Sections
15 10177(b) and 490 of the Business and Professions Code ("Code").

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1 ORDER

2 WHEREFORE, THE FOLLOWING ORDER is hereby made:

3 I.

4 The real estate salesperson license of Respondent
5 REHANA KAUSER BALUCH-CORNELISON is hereby publicly reprovod.

6 II.

7 a. Respondent shall, within thirty (30) days from the
8 effective date of this Decision, pay the sum of \$500 for the
9 Commissioner's reasonable costs of enforcement and investigation
10 which led to this disciplinary action. Said payment shall be in
11 the form of a cashier's check made payable to the Real Estate
12 Fund. The costs must be delivered to the Bureau of Real Estate,
13 Legal & Recovery Account Mail, at P.O. Box 137007, Sacramento,
14 CA 95813-7007.

15 b. If Respondent fails to satisfy the condition
16 above, the Commissioner shall order the suspension of
17 Respondent's license until Respondent presents evidence of
18 payment. The Commissioner shall afford Respondent the
19 opportunity for a hearing pursuant to the Administrative
20 Procedure Act to present such evidence that payment was timely
21 made. The suspension shall remain in effect until payment is
22 made in full or until a decision providing otherwise is adopted
23 following a hearing held pursuant to this condition.

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1 mitigation of the charges.

2 Respondent can signify acceptance and approval of the terms
3 and conditions of this Stipulation and Agreement by faxing a
4 copy of the signature page, as actually signed by Respondent, to
5 the Bureau at the following telephone/fax number: (213) 576-6917.
6 Respondent agrees, acknowledges and understands that by
7 electronically sending to the Bureau a fax copy of her actual
8 signature as it appears on the Stipulation and Agreement, that
9 receipt of the faxed copy by the Bureau shall be as binding on
10 Respondent as if the Bureau had received the original signed
11 Stipulation and Agreement.

12 DATED: 7/14/14

Rehana Baluch

13 REHANA KAUSER BALUCH-CORNELISON
14 Respondent

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16 The foregoing Stipulation and Agreement is hereby
17 adopted as my Decision in this matter and shall become effective
18 at 12 o'clock noon on _____.

19 IT IS SO ORDERED _____

20 REAL ESTATE COMMISSIONER
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1 mitigation of the charges.

2 Respondent can signify acceptance and approval of the terms
3 and conditions of this Stipulation and Agreement by faxing a
4 copy of the signature page, as actually signed by Respondent, to
5 the Bureau at the following telephone/fax number: (213) 576-6917.
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7 electronically sending to the Bureau a fax copy of her actual
8 signature as it appears on the Stipulation and Agreement, that
9 receipt of the faxed copy by the Bureau shall be as binding on
10 Respondent as if the Bureau had received the original signed
11 Stipulation and Agreement.

12 DATED: _____

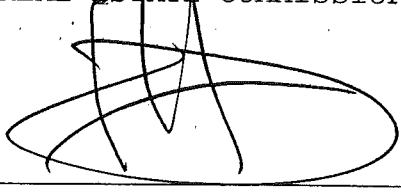
REHANA KAUSER BALUCH-CORNELISON
Respondent

* * *

15 The foregoing Stipulation and Agreement is hereby
16 adopted as my Decision in this matter and shall become effective
17 at 12 o'clock noon on **AUG 18 2014**

18 IT IS SO ORDERED **JUL 21 2014**

20 REAL ESTATE COMMISSIONER

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23 By: JEFFREY MASON
Chief Deputy Commissioner