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FILED

JAN 08 2015

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H- 39700 LA
)	
JEREMY CHARLIES TRAN,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against JEREMY CHARLIES TRAN, a.k.a. Jeremy Charlie Tran, Jeremy Charles Tran, Jeremy Tran, or Dung Tran, ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

Respondent presently 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 salesperson.

Accusation of Jeremy Charlies Tran

1 (CRIMINAL CONVICTION)

2 3.

3 On or about January 27, 2011, in the Superior Court of California, County of
4 Orange, Case No. 11WM00640, Respondent pled guilty to and was convicted for violation of
5 California Penal Code Section 273.5(a) (domestic battery with corporal injury), a misdemeanor.
6 Respondent was placed on 3 years of probation and ordered to serve 3 days in jail with credit
7 for actual time served and to pay \$805.00 in fees and fines. Additionally, Respondent was
8 ordered to complete 8 hours of community service and a 52-week Batterer's Treatment
9 Program. This conviction bears a substantial relationship under Section 2910, Title 10, Chapter
10 6, California Code of Regulations to the qualifications, functions or duties of a real estate
11 licensee.

12 4.

13 The crime of which Respondent was convicted, as described in Paragraph 3
14 above, constitutes cause under Sections 490 and 10177(b) of the Code for the suspension or
15 revocation of the license and license rights of Respondent under the Real Estate Law.

16 (FAILURE TO REVEAL CONVICTION)

17 5.

18 On or about September 20, 2012, Respondent filed a Salesperson Renewal
19 Application. In response to Question 4 of his application, to wit: "WITHIN THE SIX-YEAR
20 PERIOD PRIOR TO FILING THIS APPLICATION, HAVE YOU BEEN CONVICTED OF A
21 MISDEMEANOR OR FELONY? CONVICTIONS EXPUNGED UNDER PENAL CODE
22 SECTION 1203.4 MUST BE DISCLOSED. HOWEVER, YOU MAY OMIT TRAFFIC
23 CITATION WHICH DO NOT CONSTITUTE A MISDEMEANOR OR FELONY,"
24 Respondent answered, "NO," and failed to reveal the conviction described in Paragraph 3,
25 above.

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6.

Respondent's failure to reveal the conviction in his Salesperson Renewal Applications constitutes knowingly making a false statement of material fact required to be revealed in said application, which is grounds for revoking a license under California Business and Professions Code sections 498 and 10177(a).

7.

California Business and Professions Code Section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, 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 the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent JEREMY CHARLIES TRAN under the Real Estate Law for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 7th day of January, 2015


Maria Suarez
Deputy Real Estate Commissioner

cc: JEREMY CHARLIES TRAN
Maria Suarez
Sacto.

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