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FILED

JAN 12 2016

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	NO. H-39705 LA
)	
ERIK M. HANSEN, individually and)	
as former designated officer of A & E)	
Real Estate Services Inc.; ANN E. HANSEN,)	DEFAULT DECISION
individually and as designated officer of Ventura)	
Management Consulting Inc.; VENTURA)	
MANAGEMENT CONSULTING INC., and)	
A & E REAL ESTATE SERVICES INC.)	
)	
Respondents.)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the California Government Code, on evidence of compliance with Section 11505 of the California Government Code and pursuant to the Order of Default filed on November 9, 2015, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

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ACCUSATION: ERIK M. HANSEN, et al.,
DEFAULT DECISION H-39705 LA

1 FINDINGS OF FACT

2 1.

3 On December 18, 2014, Maria Suarez made the Accusation in her official
4 capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation,
5 Statement to Respondent, and Notice of Defense were mailed Respondents ERIK M.
6 HANSEN, ANN. E. HANSEN, VENTURA MANAGEMENT CONSULTING INC., and
7 A & E REAL ESTATE SERVICES, INC by certified mail, return receipt requested, and by
8 regular mail to Respondents' last known mailing address on file with the Bureau of Real Estate
9 on January 13, 2015.

10 2.

11 Respondents ERIK M. HANSEN, ANN E. HANSEN, VENTURA
12 MANAGEMENT CONSULTING INC., and A & E REAL ESTATE SERVICES, INC., filed a
13 Notice of Defense within the time required by Section 11506 of the Government Code.

14 A hearing was set by the Office of Administrative Hearings for August 20, 2015,
15 for which neither the Bureau nor the Respondents received notice. A motion to continue was
16 filed by the Bureau to continue the hearing. On August 14, 2015, the Office of Administrative
17 Hearings granted the Bureau's motion and sent notice of a new hearing date, on October 15,
18 2015 at 9:00 a.m.

19 On October 13, 2015, Respondents Erik Hansen and Ann E. Hansen filed a
20 motion to continue the October 15, 2015 hearing. On October 14, 2015, the Office of
21 Administrative Hearings granted the Respondents' motion and sent notice of a new hearing
22 date, on November 5, 2015 at 9:00 a.m. Respondents were duly notified of the hearing but
23 failed to appear. Default was entered on November 9, 2015.

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ACCUSATION: ERIK M. HANSEN, et al.,
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1 C. On April 14, 2014, a Bureau representative went to the address of record on
2 file for Respondent E. HANSEN. No contact was made with E. HANSEN. The location was
3 determined to be a P.O. Box within a mailing center.

4 D. On June 13, 2014, the Bureau served a Subpoena Duces Tecum on
5 Respondent E. HANSEN at his address of record requesting the transactional file for the
6 Dorsey Property transaction and for three other rental properties listed on the A & E website.
7 On June 23, 2014, Respondent E. HANSEN sent a letter to the Bureau indicating he did not
8 have any records regarding the properties identified in the Bureau's subpoena.

9 E. Respondent E. HANSEN's failure to make available the records and
10 documents requested by the Bureau is a violation of Code Section 10148.

11 THIRD CAUSE FOR DISCIPLINE

12 (UNLICENSED FICTITIOUS BUSINESS NAME – B & P 10159.5/ REGULATION 2731)

13 7.

14 Respondent E. HANSEN continued to use the fictitious business name "A & E
15 REAL ESTATE SERVICES INC." after its real estate corporation license had expired (April 2,
16 2013) and without renewing a license from the Bureau bearing such fictitious name, in violation
17 of Code Section 10159.5 and Regulation 2731.

18 FOURTH CAUSE FOR DISCIPLINE

19 (FAILURE TO MAINTAIN DEFINITE PLACE OF BUSINESS –

20 B & P 10162/ REGULATION 2715)

21 8.

22 A. The address of record for Respondents E. HANSEN, A. HANSEN, VMCI,
23 and A & E is 5235 Mission Oaks Boulevard, Suite 671, Camarillo, California 93012.

24 B. On or about April 14, 2014, a representative of the Bureau went to the
25 address of record and determined that the location is a P.O. Box within a mailing center.

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ACCUSATION: ERIK M. HANSEN, et al.,
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1 C. At a time known to Respondents, but unknown to the Bureau, Respondents
2 A. HANSEN, E. HANSEN, VMCI, and A & E left and/or abandoned their former business and
3 mailing address, and to the Bureau's knowledge, Respondents presently maintain no definite
4 place of business in the State of California as their office for the transaction of business
5 requiring a real estate license, in violation of Code Section 10162 and Regulation 2715.

6 9.

7 To date, the Bureau of Real Estate has incurred costs totaling \$3,313.00 in its
8 investigation and enforcement of Case No. H-39705 LA.

9 DETERMINATION OF ISSUES

10 1.

11 The conduct of Respondents ERIK M. HANSEN, ANN E. HANSEN,
12 VENTURA MANAGEMENT CONSULTING INC., and A & E REAL ESTATE SERVICES
13 INC., as described in Paragraphs 5 through 8, above, are in violation of the Business and
14 Professions Code and the Regulations as set forth below:

15 Code Section 10130 (A & E);

16 Code Section 10148 (A & E, E. HANSEN);

17 Code Section 10159.5 and Regulation 2731 (A & E, E. HANSEN); and

18 Code Section 10162 and Regulation 2715 (A & E., A. HANSEN,
19 E. HANSEN, and VMCI)

20 The foregoing violations, as described above, constitute cause for discipline of
21 the real estate licenses and license rights of Respondents ERIK M. HANSEN, individually and
22 as former designated officer of A & E Real Estate Services Inc.; ANN E. HANSEN,
23 individually and as designated officer of Ventura Management Consulting Inc.; VENTURA
24 MANAGEMENT CONSULTING INC.; and A & E REAL ESTATE SERVICES INC., as
25 aforesaid, under the provisions of Code Sections 10176(a) for substantial misrepresentation;
26
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1 10177(d) for willful disregard of the Real Estate Law; 10177(g) for negligence; 10176(i) and
2 10177(j) for dishonest dealing.

3 2.

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

6 ORDER

7 The real estate broker license and license rights of Respondents ERIK M.
8 HANSEN, ANN E. HANSEN, VENTURA MANAGEMENT CONSULTING INC., and
9 A & E REAL ESTATE SERVICES INC., under the provisions of Part I of Division 4 of the
10 Business and Professions Code are revoked.

11 This Order shall become effective at 12 o'clock noon on FEB 01 2016.

12 DATED: DECEMBER 31, 2015

13
14 WAYNE S. BELL
15 REAL ESTATE COMMISSIONER

16 

17 By: JEFFREY MASON
18 Chief Deputy Commissioner

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ACCUSATION: ERIK M. HANSEN, et al.,
DEFAULT DECISION H-39705 LA

FILED

NOV 09 2015

BUREAU OF REAL ESTATE

By: [Signature]

Bureau of Real Estate
320 West Fourth Street, Suite 350
Los Angeles, CA 90013
(213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of) NO. *H-39705 LA*

ERIK M. HANSEN, individually)
and as former designated officer)
of A & E Real Estate Services)
Inc.; ANN E. HANSEN,)
individually and as designated)
officer of Ventura Management)
Consulting Inc.; VENTURA)
MANAGEMENT CONSULTING)
INC.; and A & E REAL ESTATE)
SERVICES, INC.,)

DEFAULT ORDER

Respondents.)

Respondents ERIK M HANSEN, ANN E. HANSEN, VENTURA
MANAGEMENT CONSULTING INC., and A & E REAL ESTATE SERVICES, INC.,
filed a Notice of Defense within the time required by Section 11506 of the Government
Code. A hearing was set for Thursday, November 05, 2015. Respondents were duly
notified of the hearing but failed to appear. Respondents are now in default. It is, therefore
ordered that a default be entered on the record in this matter.

IT IS SO ORDERED NOVEMBER 9, 2015.

REAL ESTATE COMMISSIONER

By: [Signature]
PHILLIP IHDE
Regional Manager