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FILED

MAR - 5 2015

BUREAU OF REAL ESTATE

By 

9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)	No. H- 39765 LA
)	
13 TERRE J STEINBECK,)	<u>ACCUSATION</u>
)	
14 Respondent.)	
15 _____)	

16
17 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the
18 State of California, for cause of Accusation against TERRE J STEINBECK, a.k.a. TERRE
19 JUNE STEINBECK, a.k.a. TERRE MIRAN STEINBECK, a.k.a. THERESA STEINBECK
20 (“Respondent”), alleges as follows:

21 1.

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

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of
26 Division 4 of the California Business and Professions Code (“Code”), as a real estate
27 salesperson.

Accusation of Terre J Steinbeck

1 FIRST CAUSE OF ACTION
2 (CRIMINAL CONVICTION)

3 3.

4 On or about July 8, 2014, Respondent pled nolo contendere and was convicted
5 in the Superior Court of California, County of Los Angeles, Case No. BA416405, for violation
6 of the California Vehicle Code Section 10852 (Tampering With Vehicle), a misdemeanor.
7 Respondent was placed on two years of summary probation, and ordered to pay restitution,
8 fines and fees. Additionally, Respondent was ordered to perform 200 hours of community
9 service.

10 4.

11 This conviction bears a substantial relationship under Section 2910, Title 10,
12 Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real
13 estate licensee.

14 5.

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

18 SECOND CAUSE OF ACTION
19 (FAILURE TO REVEAL CONVICTION)

20 6.

21 On or about November 27, 2014, Respondent certified and submitted her
22 Salesperson Renewal Application via eLicensing. In response to Question 4 of her Salesperson
23 Renewal Application, to wit, "WITHIN THE SIX-YEAR PERIOD PRIOR TO FILING THIS
24 APPLICATION, HAVE YOU BEEN CONVICTED OF A MISDEMEANOR OR FELONY?
25 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
26 DISCLOSED. HOWEVER, YOU MAY OMIT TRAFFIC CITATIONS WHICH DO NOT
27

Accusation of Terre J Steinbeck

1 CONSTITUTE A MISDEMEANOR OR FELONY,” Respondent answered “NO,” and failed to
2 disclose the conviction described in Paragraph 3, above.

3 7.

4 Respondent’s failure to reveal the conviction, as set forth in Paragraph 3 above,
5 in her Salesperson Renewal Application constitutes procurement of a real estate license renewal
6 by fraud, misrepresentation, or deceit, or by making a false statement of material fact required
7 to be revealed in said application, and constitutes cause under Section 10177(a) of the Code for
8 the suspension or revocation of the license and license rights of Respondent under the Real
9 Estate Law.

10 8.

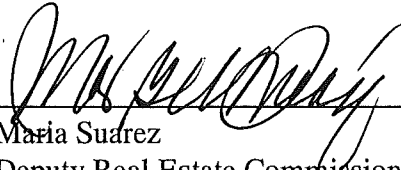
11 California Business and Professions Code Section 10106, provides, in pertinent
12 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of
13 Real Estate, the Commissioner may request the administrative law judge to direct a licensee
14 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
15 of the investigation and enforcement of the case.

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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 TERRE J STEINBECK 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 13th day of February, 2015.



Maria Suarez
Deputy Real Estate Commissioner

cc: TERRE J STEINBECK
Rodeo Realty Inc DBA Rodeo Realty, Paramount Rodeo Realty, and Paramount Properties
Maria Suarez
Sacto.