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BUREAU OF REAL ESTATE

By 

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

12 In the Matter of the Accusation of) No. H-39765 LA
13 TERRE J STEINBECK,) OAH No. 2015030787
14 Respondent.) FIRST AMENDED
15) ACCUSATION

16 This Accusation amends the Accusation filed on March 5, 2015. The
17 Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for
18 cause of Accusation against TERRE J STEINBECK, a.k.a. TERRE JUNE STEINBECK,
19 a.k.a. TERRE MIRAN STEINBECK, a.k.a. THERESA STEINBECK ("Respondent"), alleges
20 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.

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1 FIRST CAUSE OF ACTION
2 (CRIMINAL CONVICTIONS)

3 3.

4 In aggravation, on or about June 22, 2006, Respondent pled nolo contendere and
5 was convicted in the Superior Court of California, County of Los Angeles, Case
6 No. 6WA11757, for violation of California Vehicle Code Section 23152(b) (Driving Under The
7 Influence), a misdemeanor. Respondent was placed on 60 months of summary probation, and
8 ordered to serve 96 hours in jail and pay fines and fees. Additionally, Respondent was ordered
9 to complete an 18-month licensed second-offender alcohol and other drug education and
10 counseling program.

11 4.

12 On or about November 1, 2013, Respondent pled nolo contendere and was
13 convicted in the Superior Court of California, County of Los Angeles, Case No. 3WA01445,
14 for violation of California Vehicle Code Section 23152(b) (Driving Under The Influence), a
15 misdemeanor. Respondent was placed on 60 months of summary probation, and ordered to
16 serve 6 days in jail and pay restitution, fines and fees. Additionally, Respondent was ordered to
17 enroll in an SB-38 (18 month) alcohol program.

18 5.

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

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1 6.

2 These convictions bear a substantial relationship under Section 2910, Title 10,
3 Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real
4 estate licensee.

5 7.

6 The crimes of which Respondent was convicted, as described in Paragraphs 3
7 through 5 above, constitute cause under Sections 490 and 10177(b) of the Code for the
8 suspension or revocation of the license and license rights of Respondent under the Real Estate
9 Law.

10 SECOND CAUSE OF ACTION
11 (FAILURE TO REVEAL CONVICTIONS)

12 8.

13 On or about November 27, 2014, Respondent certified and submitted her
14 Salesperson Renewal Application via eLicensing. In response to Question 4 of her Salesperson
15 Renewal Application, to wit, "WITHIN THE SIX-YEAR PERIOD PRIOR TO FILING THIS
16 APPLICATION, HAVE YOU BEEN CONVICTED OF A MISDEMEANOR OR FELONY?
17 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
18 DISCLOSED. HOWEVER, YOU MAY OMIT TRAFFIC CITATIONS WHICH DO NOT
19 CONSTITUTE A MISDEMEANOR OR FELONY," Respondent answered "NO," and failed to
20 disclose the convictions described in Paragraphs 4 and 5, above.

21 9.

22 Respondent's failure to reveal the convictions, as set forth in Paragraphs 4 and 5
23 above, in her Salesperson Renewal Application constitutes procurement of a real estate license
24 renewal by fraud, misrepresentation, or deceit, or by making a false statement of material fact
25 required to be revealed in said application, and constitutes cause under Section 10177(a) of the
26 Code for the suspension or revocation of the license and license rights of Respondent under the
27 Real Estate Law.

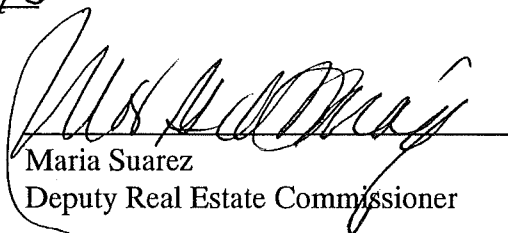
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California Business and Professions Code Section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to 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 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 1st day of July, 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.