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FILED

MAY 13 2015

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)

No. H-39832 LA

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A C C U S A T I O N

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SANDRA MORRISON,

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Respondent,

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The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, for cause of accusation
against SANDRA MORRISON, alleges as follows:

1. The Complainant, Maria Suarez, acting in her
official capacity as a Deputy Real Estate Commissioner of the
State of California, makes this Accusation against SANDRA
MORRISON.

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The Accusation of Sandra Morrison

1 2. SANDRA MORRISON (hereinafter referred to as
2 "Respondent") is presently licensed and/or has license rights
3 under the Real Estate Law (Part 1 of Division 4 of the Business
4 and Professions Code, hereinafter Code).

5 3. At all times herein mentioned, Respondent was
6 licensed as a real estate salesperson.

7 4. During 2012 and 2013, Respondent engaged in the
8 business of, acted in the capacity of, advertised or assumed to
9 act as a real estate broker in the State of California within the
10 meaning of Section 10131(b) of the Code including soliciting
11 owners and renters, negotiating the lease and rental of real
12 property, and collecting rents from real property.

13 5. On or about August 1, 2012, Respondent entered into
14 a property management agreement with homeowner Michelle N. for
15 the property located at 14439 Colombia Court, Adelanto,
16 California.

17 6. On or about October 16, 2012, Respondent entered
18 into a residential lease agreement with tenant Tommy B. for the
19 aforementioned property.

20 7. Respondent collected rent payments from the tenant
21 and failed to forward the payments to her employing broker.

22 8. Respondent misappropriated the rent payments to her
23 own use and benefit without the knowledge or permission of the
24 owner.

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27 The Accusation of Sandra Morrison

1 9. There is a \$1,859 water bill due against the
2 property as a result of Respondent turning the water on
3 illegally.

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5 10. The conduct, acts and/or omissions of Respondent,
6 as alleged above, subjects her real estate license and license
7 rights to suspension or revocation pursuant to Sections 10130,
8 10145(c), 10177(d) and 10177(j) of the Code.

9 COST RECOVERY

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

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Accusation of Sandra Morrison

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent
5 SANDRA MORRISON under the Real Estate Law (Part 1 of Division 4
6 of the Business and Professions Code), for the cost of
7 investigation and enforcement as permitted by law, and for such
8 other and further relief as may be proper under other applicable
9 provisions of law.

10 Dated at Los Angeles, California

11 this 29th day of April, 2015.

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14 MARIA SUAREZ
15 Deputy Real Estate Commissioner
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21 cc: Sandra Morrison
22 Impact Realty, Inc.
23 Maria Suarez
24 Sacto.
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27 Accusation of Sandra Morrison