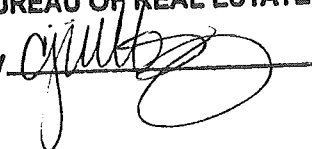


FILED

MAY 20 2015

BUREAU OF REAL ESTATE

By 

DIANE LEE, Counsel (SBN 247222)

Bureau of Real Estate

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

) No. H-39839 LA

JANET L. ORTEGA,

) STATEMENT OF ISSUES

Respondent.

)

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the

State of California, acting in her official capacity, for Statement of Issues against JANET L.

ORTEGA aka Janet Lopez-Ortega, Janet Ortega Lopez, and Janet Lopez ("Respondent")

alleges as follows:

1.

On or about November 20, 2013, Respondent made application to the Bureau of

Real Estate of the State of California for a real estate salesperson license.

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1 (CRIMINAL CONVICTION)

2 2.

3 On or about February 5, 2009, in the Superior Court of California, County of
4 Los Angeles, case no. 9SY00417, Respondent was convicted of violating California Penal Code
5 section 484(a) (petty theft), a misdemeanor. Said crime bears a substantial relationship to the
6 qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10,
7 Chapter 6, California Code of Regulations.

8 3.

9 The crime of which Respondent was convicted as alleged in Paragraph 2, above,
10 constitutes cause for denial of Respondent's application for a real estate license under
11 California Business and Professions Code sections 475(a)(2), 480(a), and 10177(b).

12
13 (FAILURE TO REVEAL CONVICTION)

14 4.

15 In response to Part D - Question 1 of her license application, to wit: "HAVE
16 YOU EVER BEEN CONVICTED OF ANY VIOLATION OF THE LAW? ALL STATE AND
17 FEDERAL MISDEMEANOR AND FELONY CONVICTIONS, AND ALL MILITARY AND
18 FOREIGN CONVICTIONS, MUST BE DISCLOSED. CONVICTIONS EXPUNGED
19 UNDER PENAL CODE SECTION 1203.4 OR A SIMILAR STATUTE MUST STILL BE
20 DISCLOSED. IF YES, COMPLETE ITEM 8," Respondent answered, "No," and failed to
21 reveal the conviction described in Paragraph 2, above.

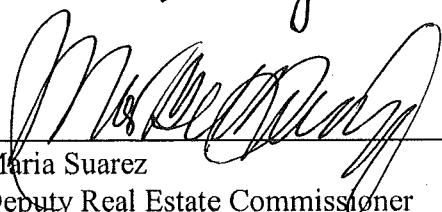
22 5.

23 Respondent's failure to reveal this conviction in her license application
24 constitutes knowingly making false statements of material facts required to be revealed in said
25 application, which is grounds for denial of the issuance of a license under California Business
26 and Professions Code sections 475(a)(1), 480(d), and 10177(a).

1 These proceedings are brought under the provisions of Section 10100, Division
2 4 of the Business and Professions Code of the State of California and Sections 11500 through
3 11528 of the California Government Code.

4 WHEREFORE, the Complainant prays that the above-entitled matter be set for
5 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
6 authorize the issuance of, and deny the issuance of, a real estate salesperson license to
7 Respondent JANET L. ORTEGA, and for such other and further relief as may be proper under
8 other applicable provisions of law.

9 Dated at Los Angeles, California 18 May 2015.

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11 
12 Maria Suarez
13 Deputy Real Estate Commissioner
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25 cc: JANET L. ORTEGA
26 Maria Suarez
27 Sacto