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FILED

JUL 20 2015

BUREAU OF REAL ESTATE

By 

7
8 **BEFORE THE BUREAU OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Accusation of) No. H-39918 LA
12)
13 TOM SWE OO,) ACCUSATION
14)
15 Respondent.)
_____)

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against TOM SWE OO (“Respondent”), alleges as
18 follows:

19 1.

20 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
21 of California, makes this Accusation in her official capacity.

22 2.

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

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Accusation of Tom Swe Oo

1 3.

2 On or about September 30, 2014, in the Superior Court of California, County of
3 Los Angeles, Case No. 4DY05851, Respondent pled *nolo contendere* to and was convicted for
4 violation of California Business and Professions Code Section 23300 (unlicensed activity), a
5 misdemeanor. Respondent was placed on 3 years of probation and ordered to perform 80 hours
6 of community service and to pay fines and fees. This conviction bears a substantial relationship
7 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
8 functions or duties of a real estate licensee.

9 4.

10 On or about March 26, 2014, in the Superior Court of California, County of Los
11 Angeles, Case No. 3DY03967, Respondent pled *nolo contendere* to and was convicted for
12 violation of California Penal Code Section 664-496(a) (receiving stolen property), a
13 misdemeanor. Respondent was placed on 3 years of probation and ordered to serve 40 days in
14 jail and to pay fines and fees. This conviction bears a substantial relationship under Section
15 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or
16 duties of a real estate licensee.

17 5.

18 The crimes of which Respondent was convicted, as described in Paragraphs 3
19 and 4 above, constitute cause under Sections 490 and 10177(b) of the Code for the suspension
20 or revocation of the license and license rights of Respondent under the Real Estate Law.

21 6.

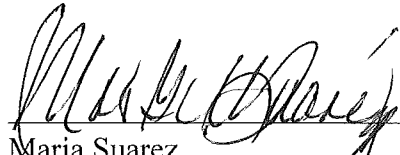
22 California Business and Professions Code Section 10106, provides, in pertinent
23 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of
24 Real Estate, the Commissioner may request the administrative law judge to direct a licensee
25 found to have committed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

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Accusation of Tom Swe Oo

1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
2 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
3 against all the licenses and license rights of Respondent TOM SWE OO under the Real Estate
4 Law for the cost of investigation and enforcement as permitted by law, and for such other and
5 further relief as may be proper under other applicable provisions of law.

6
7 Dated at Los Angeles, California

8 this 14th day of July, 2015

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11 
12 Maria Suarez
13 Supervising Special Investigator

14 cc: TOM SWE OO
15 Maria Suarez
16 Sacto.