

FILED

FEB 11 2016

BUREAU OF REAL ESTATE

By *AS Selbio*

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-40073 LA
)
NABILA EBRAHIMI,)
)
Respondent.)
_____)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 27, 2016, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on the grounds of a criminal conviction.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

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1 FINDINGS OF FACT

2 1.

3 On December 14, 2014 Veronica Kilpatrick made the Accusation in her official
4 capacity as a Supervising Special Investigator of the State of California. The Accusation,
5 Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt
6 requested, and by regular mail to Respondent's last known mailing address on file with the
7 Bureau of Real Estate on December 21, 2015. Respondent has not submitted a Notice of
8 Defense to date.

9 On January 27, 2016, no Notice of Defense having been filed herein within the
10 time prescribed by Section 11506 of the Government Code, Respondent's default was entered
11 herein.

12 2.

13 Respondent presently has license rights under the Real Estate Law, Part 1 of
14 Division 4 of the California Business and Professions Code ("Code"), as a real estate broker.
15 On June 20, 2015, Respondent's license expired. Pursuant to Business and Professions Code
16 Section 10201, Respondent retains renewal rights for two years. The Bureau of Real Estate
17 holds jurisdiction over the lapsed license, pursuant to Code Section 10103.

18 3.

19 On or about September 30, 2014, Respondent pled nolo contendere was
20 convicted in the Superior Court of California, County of Los Angeles, Case No. 3PS02598, for
21 violation of the California Vehicle Code Section 20002(a) (Hit And Run), a misdemeanor.
22 Respondent was placed on two years of summary probation, and ordered to serve one day in jail
23 and pay fines and fees.

24 4.

25 The evidence established that the crime of which Respondent was convicted is
26 substantially related to the qualifications, functions and duties of a real estate licensee.

27 ///

1 DETERMINATION OF ISSUES

2 1.

3 The allegations set forth in Findings 1 through 4 above constitute cause under
4 Sections 490 and 10177(b) of the Code for the suspension or revocation of the license and
5 license rights of Respondent under the Real Estate Law.

6 2.

7 The standard of proof applied was clear and convincing proof to a reasonable
8 certainty.

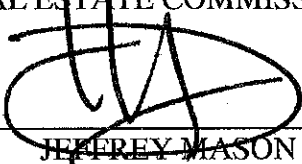
9 ORDER

10 The license and license rights of Respondent NABILA EBRAHIMI under the
11 provisions of Part I of Division 4 of the Business and Professions Code are revoked.

12 This Order shall become effective at 12 o'clock noon on MAR - 3 2016.

13 DATED: February 8, 2016

14 WAYNE S. BELL
15 REAL ESTATE COMMISSIONER

16 
17 By: JEFFREY MASON
18 Chief Deputy Commissioner

1 Bureau of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

FILED

JAN 27 2016

BUREAU OF REAL ESTATE

By: 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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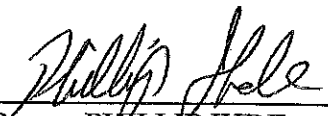
11 In the Matter of the Accusation of) No. H-40073 LA
12 NABILA EBRAHIMI,)
13 Respondent.)
14 _____)

15 DEFAULT ORDER

16 Respondent NABILA EBRAHIMI, having failed to file a Notice of Defense
17 within the time required by California Government Code section 11506, is now in default. It is,
18 therefore, ordered that a default be entered on the record in this matter.

19 IT IS SO ORDERED on January 27, 2016.

20 WAYNE S. BELL
21 REAL ESTATE COMMISSIONER

22 
23 By: PHILLIP IHDE
24 Regional Manager