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FILED

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BUREAU OF REAL ESTATE
By *A. Selovis*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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11
12 In the Matter of the Accusation of) No H-40144 LA
13))
14 LAWRENCE S. RABINOFF,))
15))
16 Respondent.))
17))

18 The Complainant, Chika Sunquist, a Supervising Special
19 Investigator of the State of California, for cause of accusation
20 against LAWRENCE S. RABINOFF, alleges as follows:

21 1. The Complainant, Chika Sunquist, a Supervising
22 Special Investigator of the State of California, makes this
23 Accusation in her official capacity.

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1 2. LAWRENCE S. RABINOFF (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 referred to as the "Code").

5 3. Respondent was licensed by the Bureau of Real
6 Estate as a real estate broker effective September 16, 1989. The
7 license was restricted effective July 21, 2015.

8 4. Respondent obtained a Mortgage Loan Originator
9 License Endorsement ("MLO") in 2011.

10 5. In response to questions in Respondent's 2016 MLO
11 renewal application Respondent provided the following answers.

12 a. that he had no unsatisfied judgments against him.

13 b. that his real estate licenses had never been
14 revoked.

15 c. that no state or federal regulatory agency had ever
16 entered an order concerning Respondent in connection with any
17 license or registration.

18 6. The above answers are false for the following
19 reasons.

20 a. On or about May 27, 2013, in the Superior Court for
21 the County of Los Angeles in case no. LC078939, plaintiff Jan H,
22 Steiner, et al vs. defendant Lawrence S. Rabinoff, et al. a
23 judgment was entered against Respondent which remains unpaid.
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1 b. On or about June 17, 2009, the Department of Real
2 Estate, State of California, in case no. H-35387 LA entered a
3 decision suspending Respondent's real estate license for a period
4 of sixty (60) days from the effective date of said suspension on
5 terms and conditions.

6 c. On or about June 30, 2015, the Department of Real
7 Estate, State of California, in case no. H-37438 LA, entered a
8 decision revoking Respondent's real estate license but allowing
9 Respondent the right to apply for a restricted broker license on
10 terms and conditions.

11 7. Respondent's conduct, as alleged above, are cause
12 under Code Sections 10177(a), 10177(f), and 10177(j), for
13 suspension or revocation of all licenses and license rights of
14 Respondent under the Real Estate Law including the broker license
15 and MLO endorsement.

16 8. The conduct of Respondent, as alleged above, are
17 cause under Code Section 10166.051(b) and 10177(d) for suspension
18 or revocation of Respondent's MLO endorsement.

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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 licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Sacramento, California,
this 16th day of February, 2016.



CHIKA SUNQUIST
Supervising Special Investigator

cc: Lawrence S. Rabinoff
Chika Sunquist
Sacto.