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FILED

MAR 14 2015

BUREAU OF REAL ESTATE

By 

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7
8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-40166 LA
12 TROY JOSEPH COLLINS,) ACCUSATION
13 Respondent.)
14)

15 The Complainant, Chika Sunquist, a Supervising Special Investigator of the
16 State of California, acting in her official capacity, for cause of Accusation against TROY
17 JOSEPH COLLINS ("Respondent") alleges as follows:

18 1.

19 Respondent is presently licensed and/or has license rights under the Real Estate
20 Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real
21 estate salesperson.

22 (FAILURE TO DISCLOSE)

23 2.

24 On or about May 7, 1997, in the Superior Court of California, County of Santa
25 Cruz, Case No. S7-01849, Respondent was convicted of violating Penal Code Sections 484(a)
26 (Theft) and 242 (Battery), both misdemeanors. This crime is substantially related to the
27

1 qualifications, functions or duties of a real estate licensee under Section 2910, Title 10, Chapter
2 6, California Code of Regulations.

3 3.

4 On September 10, 2013, Respondent made application to the Bureau of Real
5 Estate ("Bureau") of the State of California for a real estate salesperson license. In response to
6 PART D, Question 1 of the license application, to wit: "HAVE YOU EVER BEEN
7 CONVICTED OF ANY VIOLATION OF THE LAW? ALL STATE AND FEDERAL
8 MISDEMEANOR AND FELONY CONVICTIONS, AND ALL MILITARY AND FOREIGN
9 CONVICTIONS, MUST BE DISCLOSED. CONVICTIONS EXPUNGED UNDER PENAL
10 CODE SECTION 1203.4 OR A SIMILAR STATUTE MUST STILL BE DISCLOSED",
11 Respondent marked the box denoted "Yes," but failed to disclose the conviction described in
12 paragraph 2, above.

13 4.

14 Respondent's failure to reveal the conviction set forth herein in Paragraph 2 in
15 his license application constitutes an attempt to procure a real estate license by fraud,
16 misrepresentation, or deceit, or by making a material misstatement of fact, or by knowingly
17 omitting to state a material fact in said application, and constitutes cause under Code Section
18 10177(a) for the suspension or revocation of the license and license rights of Respondent under
19 the Real Estate Law.

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

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

7 Dated at Sacramento, California: 2nd of March, 2016.

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Chika Sunquist
Supervising Special Investigator

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25 cc: Troy Joseph Collins
26 Chika Sunquist
Sacto.