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

3 (213)576-6982

FILED

JUN 22 2016

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

11 In the Matter of the Accusation of)
12 TROY JOSEPH COLLINS,)
13 Respondent.)

No. H-40166 LA
OAH No. 2016040884
STIPULATION AND AGREEMENT

14
15 It is hereby stipulated by and between TROY JOSEPH COLLINS
16 (“Respondent”), acting on his own behalf, and the Complainant, acting by and through Amelia
17 V. Vetrone, Counsel for the Bureau of Real Estate, as follows for the purpose of settling and
18 disposing of the Accusation filed on or about March 14, 2016, in this matter:

19 1. All issues which were to be contested and all evidence which was to be
20 presented by Complainant and Respondent at a formal hearing on the Accusation, which
21 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
22 (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of
23 this Stipulation and Agreement.

24 2. Respondent has received, read and understands the Statement to Respondent,
25 the Discovery Provisions of the APA and the Accusation filed by the Bureau of Real Estate in
26 this proceeding.

27 3. On March 22, 2016, the Bureau of Real Estate received Respondent’s Notice

1 of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a
2 hearing on the allegations in the Accusation. Respondent hereby freely and voluntarily
3 withdraws said Notice of Defense. Respondent acknowledges that he understands that by
4 withdrawing said Notice of Defense he will thereby waive his right to require the
5 Commissioner to prove the allegations in the Accusation at a contested hearing held in
6 accordance with the provisions of the APA and that he will waive other rights afforded to him
7 in connection with the hearing such as the right to present evidence in defense of the allegations
8 in the Accusation and the right to cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below, hereby admits that
10 the factual allegations in Paragraphs 2, 3, and 4 of the Accusation filed in this proceeding are
11 true and correct and the Real Estate Commissioner shall not be required to provide further
12 evidence of such allegations.

13 5. It is understood by the parties that the Real Estate Commissioner may adopt
14 the Stipulation and Agreement as his Decision in this matter, thereby imposing the penalty and
15 sanctions on Respondent's real estate license and license rights as set forth in the below
16 "Order". In the event that the Commissioner in his discretion does not adopt the Stipulation
17 and Agreement, it shall be void and of no effect, and Respondent shall retain the right to a
18 hearing and proceeding on the Accusation under all the provisions of the APA and shall not be
19 bound by any admission or waiver made herein.

20 6. The Order or any subsequent Order of the Real Estate Commissioner made
21 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to
22 any further administrative or civil proceedings by the Bureau of Real Estate with respect to any
23 matters which were not specifically alleged to be causes for accusation in this proceeding.

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1 3. Respondent shall not be eligible to apply for the issuance of an unrestricted
2 real estate license nor for the removal of any of the conditions, limitations or restrictions of a
3 restricted license until two (2) years have elapsed from the effective date of this Decision.

4 4. Respondent shall submit with any application for license under an employing
5 broker, or any application for transfer to a new employing broker, a statement signed by the
6 prospective employing real estate broker on a form approved by the Bureau of Real Estate
7 which shall certify:

8 (a) That the employing broker has read the Decision of the Commissioner which
9 granted the right to a restricted license; and

10 (b) That the employing broker will exercise close supervision over the
11 performance by the restricted licensee relating to activities for which a real estate
12 license is required.

13 5. Respondent shall, within nine months from the effective date of this
14 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,
15 since the most recent issuance of an original or renewal real estate license, taken and
16 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
17 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
18 condition, the Commissioner may order the suspension of the restricted license until the
19 Respondent presents such evidence. The Commissioner shall afford Respondent the
20 opportunity for a hearing pursuant to the Administrative Procedure Act to present such
21 evidence.

22 6. Respondent shall notify the Commissioner in writing within 72 hours of any
23 arrest by sending a certified letter to the Commissioner at Bureau of Real Estate, Post Office
24 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's
25 arrest, the crime for which Respondent was arrested, and the name and address of the arresting
26 law enforcement agency. Respondent's failure to timely file written notice shall constitute an
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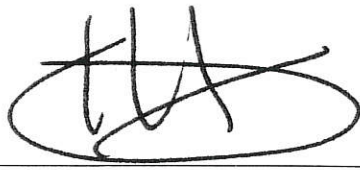
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The foregoing Stipulation and Agreement is hereby adopted as my Decision in
this matter, and shall become effective at 12 o'clock noon on **JUL 13 2016**

IT IS SO ORDERED June 14 2016

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner