

FILED

SEP - 7 2016

BUREAU OF REAL ESTATE

BEFORE THE BUREAU OF REAL ESTATE

By *[Signature]*

STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	No. H-40267 LA
WIN REALTY, INC.,)	
)	
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 August 11, 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.

Pursuant to Government Code section 1151, the Bureau of Real Estate may order reconsideration of this Decision on petition of any party. The Bureau's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1. On May 23, 2016, Maria Suarez made the Accusation in her official capacity as a Supervising Special Investigator of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Bureau on May 25, 2016.

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

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

3. Respondent was licensed by the Bureau of Real Estate of the State of California as a corporate real estate broker effective April 18, 2013. The license expires on April 17, 2017.

4. On or about September 1, 2015, the California Franchise Tax Board suspended Respondent's powers, rights and privileges pursuant to the Revenue and Taxation Code.

DETERMINATION OF ISSUES

1. Said corporate suspension would have constituted grounds for the denial of Respondent's corporate real estate broker license under Section 2742 of Chapter 6, Title 10, California Code of Regulations and is now cause to revoke the license and license rights of Respondent pursuant to Section 10177(f) of the California Business and Professions Code.

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

ORDER

The license and license rights of Respondent WIN REALTY, INC. under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon SEP 27 2016.

DATED: 8/23/16.

WAYNE S. BELL
Real Estate Commissioner

By: *Daniel Sandri*
DANIEL SANDRI
Assistant Commissioner

1 Bureau of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105
4 (213) 576-6982

FILED

AUG 12 2016

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Accusation of)
12 WIN REALTY, INC.,) NO. H-40267 LA
13 Respondent.) DEFAULT ORDER
14)

15 Respondent, WIN REALTY, INC., having failed to file a
16 notice of defense or otherwise request a hearing, is now in
17 default. It is, therefore, ordered that a default be entered
18 on the record in this matter.

19 IT IS SO ORDERED 8/12/16
20

21 Real Estate Commissioner

22
23 By: 

24 DOLORES RAMOS
25 Regional Manager
26
27