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Bureau of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013

(213) 576-6982

**FILED**

MAY 25 2018

BUREAU OF REAL ESTATE

By Jorge Leal

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H- 41055 LA
JORGE TOBIAS LEAL,	)	
	)	<u>STIPULATION AND AGREEMENT</u>
	)	(B & P § 10100.4)
Respondent.	)	
	)	

I, JORGE TOBIAS LEAL, ("Respondent") hereby affirm that I am presently licensed and/or have license rights under the Real Estate Law, Part 1, of Division 4, of the California Business and Professions Code as a real estate broker (license no. 01189929).

I have been informed by the Bureau of Real Estate that I am the subject of an investigation of possible violations of the Real Estate Law (California Business and Professions Code, Sections 10000, et seq. and Real Estate Regulations, Title 10, Chapter 6, of the California Code of Regulations), which could result in the filing of an Accusation to revoke or suspend my real estate license, and pursuant to California Business and Professions Code section 10100.4, I wish to enter into this Stipulation and Agreement ("Stipulation").

I acknowledge that that by entering into this Stipulation, I am stipulating that the

1 Real Estate Commissioner ("Commissioner") has found grounds to file an Accusation to revoke  
2 or suspend my real estate license and license rights pursuant to California Business and  
3 Professions Code sections 10176(a) (misrepresentation) and 10177(g) (negligence).

4 I understand that by agreeing to this Stipulation and Agreement, I agree to pay,  
5 pursuant to California Business and Professions Code section 10106, the cost of the investigation  
6 and enforcement which resulted in the determination that the Commissioner has grounds to file  
7 an Accusation to revoke or suspend my real estate license and license rights pursuant to  
8 California Business and Professions Code sections 10176(a) and 10177(g). The total amount of  
9 said costs is \$1,426.30.

10 All issues which were to be contested and all evidence which was to be presented  
11 by the Bureau of Real Estate and Respondent at a formal hearing on an Accusation, and hearing  
12 held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall  
13 instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation.

14 I understand that the Real Estate Commissioner hereby requests that the  
15 Commissioner in his discretion that my licenses and license rights be publicly reprovod.

16 I understand that by my signing of this Stipulation, provided this Stipulation is  
17 accepted and signed by the Commissioner, the Commissioner will not file an Accusation based  
18 on the grounds herein, and I am waiving my right to a hearing and the opportunity to present  
19 evidence at the hearing to establish my rehabilitation in order to maintain an unrestricted real  
20 estate broker license.

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1 the California APA (including, but not limited to, California Government Code sections 11506,  
2 11508, 11509, and 11513), and I willingly, intelligently, and voluntarily waive those rights,  
3 including, but not limited to, the right of requiring the Commissioner to prove the allegations in  
4 the Accusation at a hearing at which I would have the right to cross-examine witnesses against  
5 me and to present evidence in defense and mitigation of the charges.

6 I agree, acknowledge, and understand that by signing this Stipulation I am bound  
7 by its terms as of the date of such signature and that such agreement is not subject to rescission or  
8 amendment at a later date except by a separate Decision and Order of the Commissioner.

9  
10 04-24-2018  
11 Date

12   
13 \_\_\_\_\_  
14 JORGE TOBIAS LEAL, Respondent

15 Respondent can signify acceptance and approval of the terms and conditions of  
16 this Stipulation, herein, by faxing a copy of its signature page, as actually signed by Respondent,  
17 to the Bureau of Real Estate at the following fax number (213) 576-6917, and by mailing the  
18 original signature page to the attention of Diane Lee, Legal Section, Bureau of Real Estate, 320  
19 West 4th Street, Suite 350, Los Angeles, CA 90013. Respondent agrees, acknowledges, and  
20 understands that by electronically sending to the Bureau of Real Estate a fax copy of  
21 Respondent's actual signature as it appears on the Stipulation, that receipt of the faxed copy by  
22 the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of Real Estate had  
23 received the original signed Stipulation.

24 I have read the foregoing Stipulation signed by Respondent JORGE TOBIAS  
25 LEAL. I am satisfied that the hearing for the purpose of requiring further proof as to honesty and  
26 truthfulness of Respondent need not be called, and that it will not be inimical to the public  
27 interest to issue a restricted real estate salesperson license to Respondent.

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Therefore, IT IS HEREBY ORDERED that the real estate salesperson license and licensing rights of Respondent JORGE TOBIAS LEAL are publicly reprovod.

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter and shall become effective at 12 o'clock noon on JUN 14 2018.

IT IS SO ORDERED May 22, 2018.

WAYNE S. BELL  
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI  
Chief Deputy Commissioner