

1 3.

2 On or about November 2, 2017, Respondent pled nolo contendere and was
3 convicted in the Superior Court of California, County of Los Angeles, Case No. 7WC02785,
4 for violation of California Penal Code section 594(a) (Vandalism), a misdemeanor. Respondent
5 was placed on three years of summary probation, and ordered to serve one day in jail and pay
6 fines and fees. Additionally, Respondent was ordered to complete 150 hours of community
7 service and complete a 52-week domestic violence treatment program.

8 4.

9 On or about November 2, 2017, Respondent pled nolo contendere and was
10 convicted in the Superior Court of California, County of Los Angeles, Case No. 7WC07745,
11 for violation of California Penal Code section 166(c)(1) (Contempt of Court), a misdemeanor.
12 Respondent was placed on three years of summary probation, and ordered to serve one day in
13 jail and pay fines and fees. Additionally, Respondent was ordered to complete 150 hours of
14 community service and complete a 52-week domestic violence treatment program.

15 5.

16 The convictions described in Paragraphs 3 and 4 bear a substantial relationship
17 under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
18 functions or duties of a real estate licensee.

19 6.

20 The crimes of which Respondent was convicted, as described in Paragraphs 3
21 and 4 above, constitute cause under sections 490 and 10177(b)(1) of the Code for the
22 suspension or revocation of all the licenses and license rights of Respondent under the Real
23 Estate Law.

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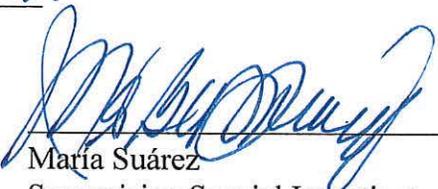
7.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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 the licenses and license rights of Respondent VANESSA ROMERO under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 31st day of July, 2019.



María Suárez
Supervising Special Investigator

cc: VANESSA ROMERO
María Suárez
Sacto.

Accusation of Vanessa Romero