

FILED

MAR - 4 2020

DEPT. OF REAL ESTATE
By *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against) No. H-41626 LA
JOHN OLAF HALVORSON,) ACCUSATION
Respondent.)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against JOHN OLAF HALVORSON ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

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 ("Code"), as a real estate broker, Department of Real Estate ("Department") license ID 01172187. Respondent's license will expire on December 26, 2021, unless renewed.

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ACCUSATION

1 3.

2 Respondent is presently the designated officer of Commercial Income Advisors,
3 Inc, a corporate real estate broker, Department license ID 01978338. As designated officer,
4 Respondent is responsible for the supervision of the activities conducted on behalf of
5 Commercial Income Advisors, Inc by its officers, agents, real estate licensees, and employees
6 pursuant to Section 10159.2 of the Code.

7 FIRST CAUSE OF ACCUSATION

8 (LICENSE DISCIPLINE BY ANOTHER AGENCY)

9 4.

10 On or about August 5, 2015, the Real Estate Agency for the State of Oregon, in
11 Agency Case No. 2013-90, issued a Final Order adopting the Proposed Order revoking
12 Respondent's principal real estate broker license, effective the date of the Order. As more fully
13 set forth in the Proposed Order issued by an Administrative Law Judge with the Office of
14 Administrative Hearings ("OAH") on June 25, 2015, in OAH Case No. 1403962, Respondent
15 violated Oregon Revised Statutes ("ORS") 696.301, in that Respondent intentionally interfered
16 with contractual relations of others concerning real estate or professional real estate activity
17 (ORS 696.301(6)), intentionally interfered with the exclusive representation or exclusive
18 brokerage relationship of another licensee (ORS 696.301(7)), and engaged in acts of fraud and
19 dishonest conduct substantially related to his fitness to conduct real estate activity (ORS
20 696.301(14)). Respondent appealed the Real Estate Agency's Final Order.

21 5.

22 On or about March 14, 2018, the Oregon Court of Appeals, in *Harlvorson v.*
23 *Real Estate Agency*, 290 Or App 756 (2018), reversed and remanded the Agency's August 5,
24 2015, Final Order. On May 7, 2018, the Court of Appeals issued its Appellate Judgment
25 reversing and remanding the case to the Real Estate Agency for the State of Oregon.

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ACCUSATION

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On or about April 16, 2019, the Real Estate Agency for the State of Oregon, in Agency Case No. 2013-90, issued a Final Order adopting the Amended Proposed Order on Remand dated March 20, 2019, revoking Respondent's principal broker license. As more fully set forth in the Amended Proposed Order on Remand issued by OAH on March 20, 2019, in OAH Case No. 2018-ABC-02052, Respondent was found to have engaged in acts of fraud and dishonest conduct substantially related to his fitness to conduct real estate activity (ORS 696.301(14) (2011)).

7.

The prior license action against Respondent, as alleged in Paragraphs 4 through 6 above, constitutes cause for the suspension or revocation of the license or license rights of Respondent under Business and Professions Code section 10177(f).

SECOND CAUSE OF ACCUSATION

(FAILURE TO REPORT DISCIPLINE BY ANOTHER AGENCY)

8.

Pursuant to Business and Professions Code section 10186.2(a)(1)(c) a licensee shall report, in writing, "any disciplinary action taken by another licensing entity or authority of this state or of another state or an agency of the federal government" to the Department within 30 days of the disciplinary action. Respondent failed to report in writing to the Department his revocation with the Oregon Real Estate Agency described in Paragraphs 4 through 6 above, within 30 days of the disciplinary action.

9.

Respondent's failure to timely report his prior license discipline constitutes cause under Section 10186.2(b) of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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ACCUSATION

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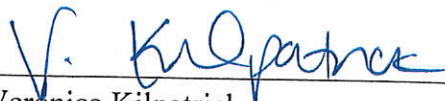
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1 disciplinary action against all the licenses and license rights of Respondent JOHN OLAF
2 HALVORSON under the Real Estate Law (Part 1 of Division 4 of the Business and Professions
3 Code) for the cost of investigation and enforcement as permitted by law, and for such other and
4 further relief as may be proper under other applicable provisions of law.

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6 Dated at San Diego, California this 19 day of February, 2020.

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10 Veronica Kilpatrick
11 Supervising Special Investigator
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25 cc: JOHN OLAF HALVORSON
26 Veronica Kilpatrick
27 Sacto.

ACCUSATION