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FILED

AUG 26 2020

DEPT. OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-41758 LA
13)
14 NIMA BENDA VOOD,) ACCUSATION
15)
16 Respondent.)
17)

18 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
19 of California, for cause of Accusation against NIMA BENDA VOOD ("Respondent") alleges as
20 follows:

21 1.

22 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
23 of California, makes this Accusation in her official capacity.

24 2.

25 Respondent presently has license rights under the Real Estate Law, Part 1 of
26 Division 4 of the California Business and Professions Code ("Code"), as a real estate
27 salesperson (License ID 01993771). On January 19, 2020, Respondent's license expired.
Pursuant to Business and Professions Code Section 10201, Respondent retains renewal rights
for two years. The Department of Real Estate holds jurisdiction over the lapsed license,

ACCUSATION

1 pursuant to Business and Professions Code Section 10103.

2 (CRIMINAL CONVICTION)

3 3.

4 On or about August 21, 2019, in the Superior Court of California, County of Los
5 Angeles, Case No. SA100401, Respondent was convicted, upon a no contest plea, of violation
6 of Penal Code section 242 (battery), a misdemeanor. The court suspended the imposition of
7 sentence and placed Respondent on summary probation for 36 months, under certain terms and
8 conditions, including in part, 5 days of community service, completion of 12 private therapy
9 sessions, and payment of fines, fees, and restitution.

10 4.

11 The conviction, as described in Paragraph 3 above, bears a substantial
12 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
13 qualifications, functions or duties of a real estate licensee.

14 5.

15 The crime for which Respondent was convicted, as described in Paragraph 3
16 above, constitute cause under Code sections 490 and 10177(b) for the suspension or revocation
17 of the license and license rights of Respondent under the Real Estate Law.

18 (FAILURE TO REPORT CONVICTION)

19 6.

20 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the
21 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
22 felony or misdemeanor" to the Department of Real Estate ("Department") within thirty (30)
23 days of the conviction. Respondent failed to report in writing to the Department the conviction
24 described in Paragraph 3 above, within thirty (30) days of the conviction date.

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27 ///

ACCUSATION

7.

Respondent's failure to timely report the conviction described in Paragraph 3 above constitutes cause under Section 10186.2 of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(COSTS OF INVESTIGATION AND ENFORCEMENT)

8.

California Business and Professions 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 NIMA BENDA VOOD under the Real Estate Law, for the costs 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 20th day of August, 2020.


Maria Suarez
Supervising Special Investigator

cc: NIMA BENDA VOOD
Maria Suarez
Sacto.