

FILED

SEP 24 2020

DEPT. OF REAL ESTATE

Caril Brown

1 ANDREA BENTLER, Counsel (SBN 319369)
 2 Department of Real Estate
 3 320 West 4th Street, Suite 350
 4 Los Angeles, California 90013-1105
 5 Telephone: (213) 576-6982
 6 Direct: (213) 576-6905
 7 Fax: (213) 576-6917
 8 *Attorney for Complainant*

9 **BEFORE THE DEPARTMENT OF REAL ESTATE**
 10 **STATE OF CALIFORNIA**

11 * * *

12 In the Matter of the Accusation of) No. H-41787 LA
 13)
 14 BRIAN SCOTT KRASNOFF,) ACCUSATION
 15) Respondent.)
 16 _____)

17 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
 18 of California, for cause of Accusation against BRIAN SCOTT KRASNOFF ("Respondent"),
 19 also known as Brian Krasnoff, alleges as follows:

20 1.

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

23 2.

24 Respondent presently has license rights under the Real Estate Law, Part 1 of
 25 Division 4 of the California Business and Professions Code ("Code"), as a real estate broker
 26 (License ID 00561476). Respondent's license is scheduled to expire on February 7, 2021.

27 ///

///

1 FIRST CAUSE OF ACCUSATION

2 (CRIMINAL CONVICTION)

3 3.

4 On or about August 14, 2019, in the Superior Court of California, County of Los
5 Angeles, Case No. BA470583, Respondent was convicted on a plea of nolo contendere for
6 violation of Labor Code section 3700.5 (fail to secure payment compensation), a misdemeanor.
7 Respondent was placed on summary probation for 3 years on certain terms and conditions,
8 including, in part, completing 200 hours of community service, maintaining liability and
9 worker's compensation insurance, payment of a \$10,000.00 fine to the California Department
10 of Insurance, with \$6,000 of the fine suspended, and \$4,000 to be paid, and payment of
11 assessments and fines.

12 4.

13 In aggravation, on or about January 20, 1995, in the Municipal Court of San
14 Fernando Courthouse Judicial District, County of Los Angeles, State of California, Case No.
15 94F04725, Respondent was convicted on a plea of nolo contendere for violation of Penal Code
16 section 602(j) (trespass), a misdemeanor. Respondent was placed on summary probation for 36
17 months on certain terms and conditions, including, in part, completing 100 hours of community
18 service, and payment of restitution.

19 5.

20 In aggravation, on or about September 7, 1990, in the Municipal Court of Van
21 Nuys Courthouse Judicial District, County of Los Angeles, State of California, Case No.
22 90P07080, Respondent was convicted on a plea of nolo contendere for violation of Penal Code
23 section 415 (disturbance of the peace), a misdemeanor. Respondent was placed on summary
24 probation for 12 months on certain terms and conditions, including, in part, payment of a fine,
25 an assessment, and restitution.

26
27
ACCUSATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

6.

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

7.

The crime of which Respondent was convicted, as described in Paragraph 3 above, constitutes cause under Sections 490, subdivision (a), and 10177, subdivisions (b) and (j), of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

SECOND CAUSE OF ACCUSATION

(FAILURE TO REPORT CONVICTION)

8.

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

9.

Respondent's failure to timely report the convictions 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)

10.


California Business and Professions Code section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee

1 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
2 of the investigation and enforcement of the case.

3 * * *

4 WHEREFORE, Complainant prays that a hearing be conducted on the
5 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
6 disciplinary action against all the licenses and license rights of Respondent BRIAN SCOTT
7 KRASNOFF under the Real Estate Law, for the costs of investigation and enforcement as
8 permitted by law, and for such other and further relief as may be proper under other applicable
9 provisions of law.

10
11 Dated at Los Angeles, California this 30th day of July, 2020.

12
13
14 
15 Maria Suarez
16 Supervising Special Investigator

17
18
19
20
21
22
23
24
25 cc: BRIAN SCOTT KRASNOFF
26 VIP Enterprises Inc
27 Maria Suarez
Sacto.