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DEC 18 2021

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

12 In the Matter of the Accusation of) No. H-42127 LA
 13 CHIN THOMAS YUE,) ACCUSATION
 14 Respondent.)
 15 _____)

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
 17 of California, for cause of Accusation against CHIN THOMAS YUE also known as Chin Shing
 18 Yue, and Chin T. Yue ("Respondent"), alleges as follows:

1. 19

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

2. 22

23 Respondent presently has license rights under the Real Estate Law, Part 1 of
 24 Division 4 of the California Business and Professions Code ("Code"), as a real estate
 25 salesperson (License ID 01874271). Respondent's license is scheduled to expire on May 20,
 26 2022, unless renewed.

27 //

1 FIRST CAUSE OF ACCUSATION

2 (CRIMINAL CONVICTION)

3 3.

4 On or about November 16, 2020, in the Superior Court of California, County of
5 Orange, Case No. 20CM03018, Respondent was convicted on a plea of guilty for violation of
6 Penal Code section 273.5(a) (domestic battery with a corporal injury), a misdemeanor.
7 Respondent was placed on informal probation for three (3) years, on certain terms and
8 conditions, including, in part, serving thirty (30) days in Orange County Jail, with credit for two
9 (2) actual days and two (2) conduct days, for four days total, completion of ten (10) days Cal
10 Trans/Physical Labor in lieu of thirty (30) days jail as directed by OneOC, completion of a
11 Batterer's Treatment Program, payment of restitution in an amount to be determined,
12 complying with all terms of the Protective Order, and payment of fines and fees.

13 4.

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

17 5.

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

21 SECOND CAUSE OF ACCUSATION

22 (FAILURE TO REPORT CONVICTION)

23 6.

24 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the
25 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
26 felony or misdemeanor" to the Department of Real Estate ("Department") within thirty (30)

27

ACCUSATION

1 days of the conviction. Respondent failed to report in writing to the Department the conviction
2 described in Paragraph 3 above, within thirty (30) days of the conviction date.

3 7.

4 Respondent's failure to timely report the conviction constitutes cause under
5 Section 10186.2 of the Code for the suspension or revocation of the license and license rights of
6 Respondent under the Real Estate Law.

7 (COSTS OF INVESTIGATION AND ENFORCEMENT)

8 8.

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

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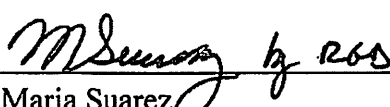
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent CHIN THOMAS YUE 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 12th day of January, 2022.



Maria Suarez
Supervising Special Investigator

cc: CHIN THOMAS YUE
Evergreen Realty Partnes, Inc.
Maria Suarez
Sacto.