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FILED

APR 12 2023

DEPT. OF REAL ESTATE

By *John Aguirre*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-42567 LA
)	
JANAI DESTINY SHULER,)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, for Statement of Issues against JANAI DESTINY SHULER, a.k.a. "JaNai Shuler" and "Janai Shuler" ("Respondent"), is informed and alleges in his official capacity as follows:

1.

On or about April 19, 2022, Respondent applied to the Department for a salesperson exam/license.

CRIMINAL CONVICTION

2.

On or about June 16, 2022, in the Virginia Circuit Court of Loudon County, Case No. 36629, Respondent was convicted, on a guilty plea, for violating Code of Virginia section 18.2-248.1 (possession with intent to distribute marijuana, greater than five pounds), a

1 felony. The court sentenced Respondent to five (5) years of incarceration, which was stayed
2 for a period of three (3) years on certain terms and conditions, including supervised probation
3 for three (3) years and payment of costs.

4 3.

5 The crime of which Respondent was convicted, as described in Paragraph 2
6 above, by their facts and circumstances, bears a substantial relationship under Section 2910,
7 Title 10, Chapter 6, of the California Code of Regulations to the qualifications, functions or
8 duties of a real estate licensee.

9 4.


10 The crime of which Respondent was convicted, as described in Paragraph 2
11 above, constitutes cause for denial of Respondent's application for a real estate license under
12 California Business and Professions Code sections 475(a)(2), 480(a)(1) and 10177(b).

13 5.

14 These proceedings are brought under the provisions of Section 10100, Division
15 4 of the Business and Professions Code of the State of California and Sections 11500 through
16 11528 of the California Government Code.

17 WHEREFORE, the Complainant prays that the above-entitled matter be set for
18 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to
19 authorize the issuance of, and deny the issuance of, a real estate salesperson license to
20 Respondent JANAI DESTINY SHULER and for such other and further relief as may be proper
21 under other applicable provisions of law.

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23 Dated at Los Angeles, California, on March 8, 2023.

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27 Jason Parson
Supervising Special Investigator

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cc: JANAI DESTINY SHULER
Merlex Holdings, Inc.
Jason Parson
Sacto.