

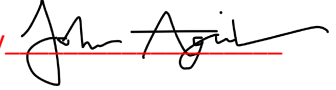
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FILED

December 21, 2023

Department of Real Estate

By



BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-42677 LA
)	
JAMES LING,)	<u>ACCUSATION</u>
)	
Respondent.)	
)	

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, for cause of Accusation against JAMES LING also known as “James Ronald Ling” (“Respondent”) alleges as follows:

1.

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, makes this Accusation in his official capacity.

2.

All references to the “Code” are to the California Business and Professions Code and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

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ACCUSATION

1 LICENSE HISTORY

2 3.

3 a. At all times herein mentioned, Respondent was and still is licensed and/or has
4 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
5 Professions Code, as a real estate broker ("REB"), Department of Real Estate¹ ("Department")
6 license ID 02028657.

7 b. The Department originally issued Respondent's REB license on or about
8 January 24, 2020.

9 c. Respondent's REB license will expire on January 23, 2024, unless renewed.

10 d. Respondent is licensed or has license rights to Mortgage Loan Originator
11 (MLO) license endorsement with the Department with the assigned National Mortgage
12 Licensing System and Registry ("NMLS") No. 1926464.

13 CAUSE FOR DISCIPLINE

14 (CRIMINAL CONVICTION)

15 4.

16 July 22, 2021; Penal Code ("PC") Sections 245(a)(1) and 243(d) - Misdemeanors

17 a. On or about April 13, 2020, in the Superior Court of California, Orange
18 County, in Case No. **20CF1184**, entitled The People of the State of California v. James Ronald
19 Ling, a felony complaint was brought against Respondent for violations of PC Section
20 245(a)(1) (assault with a deadly weapon), a felony, and PC Section 243(d) (battery with serious
21 bodily injury), a felony.

22 b. On or about July 22, 2021, the Court reduced both the PC Section 245(a)(1)
23 and 243(d) to misdemeanors. On the same date, Respondent pled guilty to and was convicted
24 for violations of PC Section 245(a)(1) (assault with a deadly weapon), a misdemeanor, and PC
25 Section 243(d) (battery with serious bodily injury), a misdemeanor.

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27 ¹ Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate
under the Department of Consumer Affairs.

1 c. Also on or about July 22, 2021, the Court suspended the imposition of
2 sentence and placed Respondent on formal probation for 1 year under certain terms and
3 conditions, including, in part, 80 hours of community service, payment of \$2,500 to Victim
4 Witness Emergency Fund, and payment of fines and fees.

5 (IN AGGRAVATION)

6 5.

7 July 11, 2007; PC Section 12020(a)(1) - Misdemeanor

8 a. On or about July 11, 2007, in the Superior Court of California, San
9 Bernardino County, in Case No. **MWV703201**, entitled The People of the State of California v.
10 James Ling, Respondent pled guilty to and was convicted for violations of PC Section
11 12020(a)(1) (possession/manufacturing/selling of dangerous weapons), a misdemeanor.

12 b. Also on or about July 11, 2007, the Court suspended the imposition of
13 sentence and placed Respondent on summary probation for 24 months under certain terms and
14 conditions, including, in part, payment of fines and fees.

15 6.

16 May 14, 2010; Vehicle Code ("VC") Section 23103 - Misdemeanor

17 a. On or about May 14, 2010, in the Superior Court of California, Los Angeles
18 County, in Case No. **0EA00492**, entitled The People of the State of California v. James Ronald
19 Ling, Respondent pled no contest to and was convicted for violation of VC Section 23103
20 (reckless driving), a misdemeanor.

21 b. Also on or about May 14, 2010, the Court suspended the imposition of
22 sentence and placed Respondent on summary probation for 36 months under certain terms and
23 conditions, including, in part, enroll and complete 3 month licensed first offender alcohol
24 program, enroll in an AB-541 program, and payment of fines and fees.

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ACCUSATION

7.

December 29, 2010; VC Section 14601.2(a) - Misdemeanor

a. On or about December 29, 2010, in the Superior Court of California, Los Angeles County, in Case No. **0JB07661**, entitled The People of the State of California v. James Ronald Ling, Respondent pled no contest to and was convicted for violation of VC Section 14601.5 (driving on a suspended license for refusal or high BAC), a misdemeanor.

b. Also on or about December 29, 2010, the Court suspended the imposition of sentence and placed Respondent on summary probation for 3 years under certain terms and conditions, including, in part, payment of fines and fees (10 days community labor in lieu of fine and payment of \$180 fees).

8.

The crime of which Respondent was convicted, in Paragraph 4, by its facts and circumstances, 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 and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

SECOND CAUSE FOR DISCIPLINE

(FAILURE TO REPORT)

9.

Respondent did not report in writing to the Department of a felony complaint being brought against him within thirty (30) days (April 13, 2020).

10.

Respondent did not report in writing to the Department of his conviction within thirty (30) days of the conviction date (July 22, 2021).

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11.

Respondent's failure to report the felony complaint against him and his conviction constitute causes for discipline under **Code Section 10186.2**² of the license and license rights of Respondent under the Real Estate Law.

12.

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

COSTS

13.

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, 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 investigation and enforcement of the case.

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² Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the department: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another state or an agency of the federal government. (2) The report required by this subdivision shall be made in writing within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

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