

FILED

JAN 24 2025

DEPT. OF REAL ESTATE

By

DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-42880 LA
)	OAH No. 2024090444
SHAHIN MOTALLEBI,)	
)	<u>STIPULATION AND AGREEMENT</u>
Respondent.)	<u>IN SETTLEMENT AND ORDER</u>
)	

It is hereby stipulated by and between Respondent SHAHIN MOTALLEBI ("Respondent"), acting in pro per, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on September 5, 2024, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement ("Stipulation").

2. Respondent has received, read and understands the Statement to Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department of Real Estate in this proceeding.

3. Respondent filed a Notice of Defense pursuant to Section 11506 of the

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
2 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
3 acknowledges that Respondent understands that by withdrawing said Notice of Defense,
4 Respondent will thereby waive Respondent's right to require the Real Estate Commissioner
5 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
6 accordance with the provisions of the APA and that Respondent will waive other rights
7 afforded to Respondent in connection with the hearing such as the right to present evidence in
8 defense of the allegations in the Accusation and the right to cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below, hereby admits
10 that the factual allegations in the Accusation filed in this proceeding are true and correct and
11 the Commissioner shall not be required to provide further evidence to prove such allegations.

12 5. This Stipulation is made for the purpose of reaching an agreed
13 disposition of this proceeding and is expressly limited to the said proceeding and any other
14 proceedings or cases in which the Department or another licensing agency of this state, another
15 state, or if the federal government is involved, and otherwise shall not be admissible in any
16 other criminal or civil proceeding.

17 6. It is understood by the parties that the Real Estate Commissioner may
18 adopt the Stipulation as her Decision in this matter, thereby imposing the penalty and sanctions
19 on Respondent's real estate license and license rights as set forth in the below Order. In the
20 event that the Commissioner in her discretion does not adopt the Stipulation, it shall be void
21 and of no effect, and Respondent shall retain the right to a hearing and proceeding on the
22 Accusation under all the provisions of the APA and shall not be bound by any admission or
23 waiver made herein.

24 7. The Order or any subsequent Order of the Commissioner made pursuant
25 to this Stipulation shall not constitute an estoppel, merger or bar to any further administrative or
26 civil proceedings by the Department with respect to any matters which were not specifically
27 alleged to be causes for the Accusation in this proceeding.

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The conduct, acts, or omissions of Respondent SHAHIN MOTALLEBI, as described in the Accusation, constitute cause for the suspension or revocation of all real estate licenses and license rights of SHAHIN MOTALLEBI under California Business and Professions Code (“Code”) sections 10177(f), 10177(a), and 10186.2.

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All licenses and licensing rights of Respondent SHAHIN MOTALLEBI under the Real Estate Law are revoked; provided, however, a restricted real estate broker license shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to the Department the appropriate fee for the restricted license within ninety (90) days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to the following limitations, conditions, and restrictions imposed under Section 10156.6 of the Code:

2. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or the conditions attaching to this restricted license.

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER
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1 unrestricted real estate license nor for the removal of any of the conditions, limitations or
2 restrictions of a restricted license until at least **two (2) years** have elapsed from the effective
3 date of this Decision and Order. Respondent shall not be eligible to apply for any unrestricted
4 license until all restrictions attaching to the license have been removed.

5 4. Respondent shall submit with any application for license, or with the
6 application for transfer to a new employing broker, if employed as a broker-associate, a
7 statement signed by the prospective employing real estate broker, on a form approved by the
8 Department of Real Estate, which shall certify:

9 (a) That the employing broker has read the Decision of the

10 Commissioner which granted the right to a restricted license; and

11 (b) That the employing broker will exercise close supervision over the
12 performance by the restricted licensee relating to activities for which
13 a real estate license is required.

14 5. Respondent shall, within nine (9) months from the effective date of this
15 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,
16 since the most recent issuance of an original or renewal real estate license, taken and
17 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
18 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
19 condition, Respondent's real estate license shall automatically be suspended until Respondent
20 presents evidence satisfactory to the Commissioner of having taken and successfully completed
21 the continuing education requirements. Proof of completion of the continuing education
22 courses must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street,
23 Suite 504, Sacramento, CA 95811.


24 6. Respondent shall notify the Commissioner in writing within 72 hours of
25 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
26 Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth
27 the date of Respondent's arrest, the crime for which Respondent was arrested and the name and

1 address of the arresting law enforcement agency. Respondent's failure to timely file written
2 notice shall constitute an independent violation of the terms of the restricted license and shall
3 be grounds for the suspension or revocation of that license.

4 7. Respondent shall pay the sum of **\$1,812.30** for the Commissioner's
5 reasonable cost of the investigation (\$954.30) and cost of enforcement (\$858.00) which led to
6 this disciplinary action. Said payment shall be in the form of a cashier's check made payable to
7 the Department of Real Estate. **The investigative and enforcement costs must be delivered**
8 **to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,**
9 **Sacramento, CA 95811, prior to the effective date of this Decision and Order. Payment of**
10 **investigation and enforcement costs should not be made until the Stipulation has been**
11 **approved by the Commissioner.**

12 8. If Respondent fails to satisfy condition 7, above, Respondent's restricted
13 license shall be suspended until Respondent presents evidence of payment. The Commissioner
14 shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure
15 Act to present such evidence that payment was timely made. The suspension shall remain in
16 effect until payment is made in full or until a decision providing otherwise is adopted following
17 a hearing held pursuant to this condition.

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19 DATED: 12/20/2024


Kathy Yi, Counsel
Department of Real Estate

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23 EXECUTION OF THE STIPULATION


24 Respondent has read the Stipulation and Agreement and understands that
25 Respondent is waiving rights given to Respondent by the California Administrative Procedure
26 Act, (including but not limited to Sections 11521 and 11523 of the Government Code), and
27 Respondent willingly, intelligently, and voluntarily waives those rights, including the right to

1 seek reconsideration and the right to seek judicial review of the Commissioner's Decision and
2 Order by way of a writ of mandate.

3 Respondent agrees, acknowledges, and understands that Respondent cannot
4 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondent
5 understands and agrees that Respondent may not withdraw Respondent's agreement or seek to
6 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
7 the effective date of the Stipulation and Order.

8 Respondent can signify acceptance and approval of the terms and conditions of
9 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
10 actually signed by Respondent, to the Department. Respondent agrees, acknowledges, and
11 understands that by electronically sending to the Department an electronic copy of
12 Respondent's actual signature, as it appears on the Stipulation, that receipt of the emailed copy
13 by the Department shall be as binding on Respondent as if the Department had received the
14 original signed Stipulation. Alternatively, Respondent can signify acceptance and approval of
15 the terms and conditions of this Stipulation and Agreement by mailing the original signed
16 Stipulation and Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite
17 350, Los Angeles, California 90013-1105.

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19 DATED: December 17, 2024

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21 SHAHIN MOTALLEBI
22 Respondent

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1 The foregoing Stipulation and Agreement is hereby adopted by me as my
2 Decision in this matter as to Respondent SHAHIN MOTALLEBI and shall become effective at
3 12 o'clock noon on FEB 13 2025.

4 IT IS SO ORDERED 1/13/2025.

5
6 CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

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9 By: MARCUS L. McCARTHER
10 Chief Deputy Real Estate Commissioner