

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 559-5990

FILED

JUL 08 2025

DEPT. OF REAL ESTATE

By _____

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of
12 PETER YOO,
13 Respondent.

No. H-42998-LA

STIPULATION AND AGREEMENT

14
15 It is hereby stipulated and agreed by and between Respondent PETER YOO ("Respondent"
16 or "YOO") and the Complainant, acting by and through Laurence D. Haveson, Counsel for the
17 Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of
18 the Accusation filed on October 14, 2024 ("Accusation") in this matter:

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

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

27 3. On October 23, 2024, Respondent filed a Notice of Defense pursuant to section
28 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the

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

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

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

17 6. The Order or any subsequent Order of the Commissioner made pursuant to this
18 Stipulation shall not constitute an estoppel, merger or bar to any further administrative or civil
19 proceedings by the Department with respect to any matters that were not specifically alleged to be
20 causes of accusation in this proceeding.

21 7. Respondent understands that by agreeing to this Stipulation, Respondent agrees to
22 pay, pursuant to Business and Professions Code Section 10106, the cost of the investigation and
23 enforcement of this matter. As of February 13, 2025, the amount of the investigation costs is \$725.48
24 and the amount of the enforcement costs is \$316.80, for a total of \$1,042.28.

25 DETERMINATION OF ISSUES

26 By reason of the foregoing stipulations, admissions and waivers and solely for the purpose
27 of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the
28 following determination of issues shall be made:

1 The conduct, acts, and/or omissions of Respondent YOO, as set forth in the Accusation,
2 constitute cause for the suspension or revocation of all real estate licenses and license rights of
3 Respondent YOO pursuant to California Business and Professions Code ("Code") sections 490,
4 10177(b), 10186.2, and 10177(d).

5 ORDER

6 All licenses and licensing rights of Respondent YOO under the Real Estate Law are revoked;
7 provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant
8 to Code section 10156.5 if Respondent makes application therefor and pays to the Department the
9 appropriate fee for the restricted license within 90 days from the effective date of this Decision. The
10 restricted license issued to Respondent shall be subject to all of the provisions of Code section
11 10156.7 and to the following limitations, conditions, and restrictions imposed under authority of
12 Code section 10156.6:

13 1. The restricted license issued to Respondent may be suspended prior to hearing by
14 Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of nolo
15 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
16 estate licensee.

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

21 3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate
22 license nor for the removal of any of the conditions, limitations or restrictions of a restricted license
23 until three (3) years have elapsed from the effective date of this Decision.

24 4. Respondent shall submit with any application for license under an employing broker,
25 or any application for transfer to a new employing broker, a statement signed by the prospective
26 employing real estate broker on a form approved by the Bureau of Real Estate which shall certify:

27 (a) That the employing broker has read the Decision of the Commissioner which
28 granted the right to a restricted license; and

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

4 5. Respondent shall notify the Commissioner in writing within 72 hours of any arrest
5 by sending a certified letter to the Commissioner at: Department of Real Estate, Flag Section, 651
6 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of Respondent's
7 arrest, the crime for which Respondent was arrested and the name and address of the arresting law
8 enforcement agency. Respondent's failure to timely file written notice shall constitute an
9 independent violation of the terms of the restricted license and shall be grounds for the suspension
10 or revocation of that license.

11 6. Respondent shall pay the sum of \$1,042.28 for the Commissioner's reasonable cost
12 of the investigation and enforcement which led to this disciplinary action **within one-hundred and**
13 **eighty (180) days from the effective date of this Decision and Order.** Said payment shall be in
14 the form of a cashier's check made payable to the Department of Real Estate. **The investigative**
15 **and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651**
16 **Bannon Street, Suite 504, Sacramento, CA 95811. Payment of investigation and enforcement**
17 **costs should not be made until the Stipulation has been approved by the Commissioner.** If
18 Respondent fails to satisfy this condition in a timely manner as provided for herein, Respondent's
19 real estate licenses shall automatically be suspended until payment is made in full, or until a decision
20 providing otherwise, is adopted following a hearing held pursuant to this condition.

21
22 DATED: 02/14/2025


23 Laurence D. Haveson
24 Counsel for Complainant

25 * * *

26 EXECUTION OF THE STIPULATION

27 I have read the Stipulation and Agreement. I understand its terms and they are agreeable
28 and acceptable to me. I understand that I am waiving rights given to me by the California

1 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513
2 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including
3 the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at
4 which I would have the right to cross-examine witnesses against me and to present evidence in
5 defense and mitigation of the charges.

6 Respondent can signify acceptance and approval of the terms and conditions of this
7 Stipulation by causing the Stipulation to be e-mailed with Respondent's digital signature to
8 Laurence Haveson, Real Estate Counsel at Laurence.Haveson@dre.ca.gov, or by sending a hard
9 copy of the original signed signature page of the Stipulation herein to Laurence D. Haveson,
10 Department of Real Estate, Legal Section, 320 W. Fourth St., Suite 350, Los Angeles, CA 90013-
11 1105. In the event of time constraints before an administrative hearing, Respondent can signify
12 acceptance and approval of the terms and conditions of this Stipulation by faxing or e-mailing a
13 scanned copy of the signature page, as actually signed by Respondent, to the Department counsel
14 assigned to this case. Respondent agrees, acknowledges, and understands that by electronically
15 sending the Stipulation to the Department with Respondent's digital signature or a scan of
16 Respondent's actual signature as it appears on the Stipulation, that receipt of the Stipulation with
17 Respondent's digital signature or a scan of his actual signature by the Department shall be as binding
18 on Respondent as if the Department had received the original signed Stipulation. By signing this
19 Stipulation, Respondent understands and agrees that Respondent may not withdraw his agreement
20 or seek to rescind the Stipulation prior to the time the Commissioner considers and acts upon it or
21 prior to the effective date of the Stipulation and Order.

22 MAILING

23 In the event that Respondent declines to digitally sign the Stipulation, Respondent shall,
24 within five (5) business days from signing the Stipulation, mail the original signed signature page(s)
25 of the Stipulation herein to Laurence Haveson, Attention: Legal Section, Department of Real
26 Estate, 320 W. Fourth St., Room 350, Los Angeles, California 90013-1105.

27 Respondent's signature below constitutes acceptance and approval of the terms and
28 conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by signing

1 this Stipulation Respondent is bound by its terms as of the date of such signature and that this
2 agreement is not subject to rescission or amendment at a later date except by a separate Decision
3 and Order of the Real Estate Commissioner.

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5 DATED: 02/14/2025


Respondent PETER YOO

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9 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me
10 as my Decision in this matter and shall become effective at 12 o'clock noon on

11 July 28, 2025

12 IT IS SO ORDERED

6/20/2025

13
14 CHIKA SUNQUIST
15 REAL ESTATE COMMISSIONER

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18 By: Marcus L. McCarther
19 Chief Deputy Real Estate Commissioner
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