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FILED

NOV 18 2025

DEPT. OF REAL ESTATE

By- 

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-43176 LA
13)
14 SIAVASH STEVEN SEYFI,) A C C U S A T I O N
15)
16 Respondent.)
17 _____)

18 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State
19 of California, for cause of Accusation against SIAVASH STEVEN SEYFI, a.k.a. SIAVASH
20 SEYFI ("Respondent"), is informed and alleges as follows:

21 1.

22 The Complainant, Ray Dagnino, acting in his official capacity as a Supervising
23 Special Investigator of the State of California, makes this Accusation against SIAVASH
24 STEVEN SEYFI.

25 2.

26 Respondent presently has license rights under the Real Estate Law, Part 1 of
27 Division 4 of the California Business and Professions Code ("Code"), as a real estate broker.

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Accusation of SIAVASH STEVEN SEYFI

(PRIOR LICENSE DISCIPLINE)

3.

In aggravation, on or about October 5, 1990, Respondent was convicted in the Municipal Court of California, County of Los Angeles, Case No. 90M1385, for violation of California Penal Code section 148.9 (False Identification to a Police Officer), a misdemeanor. Respondent was placed on one year of summary probation, and ordered to serve one day in jail and pay fines and fees.

4.

In aggravation, on or about November 17, 2006, the Real Estate Commissioner, in Case No. H-32840 LA, adopted the Proposed Decision, effective December 7, 2006, denying Respondent's real estate salesperson license application. Within the Proposed Decision, the Administrative Law Judge held that cause existed to deny Respondent's real estate salesperson license application under Business and Professions Code sections 475(a)(1), 475(a)(2), 480(a)(1), 480(c), 10177(a), and 10177(b).

5.

In aggravation, on or about January 13, 2010, Respondent pled nolo contendere and was convicted in the Superior Court of California, County of Los Angeles, Case No. 9LG05550, for violation of California Penal Code section 273.6(a) (Knowing Violation of Court Order to Prevent Domestic Violence), a misdemeanor. Respondent was placed on three years of summary probation, and ordered to pay fines.

6.

In aggravation, on or about August 21, 2012, the Real Estate Commissioner, in Case No. H-37630 LA, adopted the Proposed Decision, effective September 13, 2012, revoking Respondent's real estate broker license and granting Respondent a restricted real estate broker license on terms and conditions. Within the Proposed Decision, the Administrative Law Judge held that cause existed to revoke Respondent's real estate broker license under Business and Professions Code sections 490 and 10177(a).

Accusation of SIYAVASH STEVEN SEYFI

(CRIMINAL CONVICTIONS)

7.

On or about December 7, 2023, Respondent pled nolo contendere and was convicted in the Superior Court of California, County of Los Angeles, Case No. 23LBCM00118-01, for violation of California Penal Code section 273.6(a) (Intentional and Knowing Violation of a Protective Order), a misdemeanor. Respondent was placed on 12 months of summary probation, and ordered to pay fines and fees. Additionally, Respondent was ordered to perform one day of community labor.

8.

On or about March 10, 2025, Respondent pled nolo contendere and was convicted in the Superior Court of California, County of Los Angeles, Case No. 25LBCM00988-01, for violation of California Penal Code section 166(a)(4) (Contempt of Court), a misdemeanor. Respondent was placed on one year of summary probation, and ordered to serve nine days in jail and pay fines and fees. Additionally, Respondent was ordered to perform five days of community labor.

9.

The convictions described in Paragraphs 7 and 8 bear 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.

10.

The crimes of which Respondent was convicted, as described in Paragraphs 7 and 8 above, constitute cause under sections 490 and 10177(b)(1) of the Code for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the Real Estate Law.

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Accusation of SIAVASH STEVEN SEYFI

11.

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

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, license endorsements, and license rights of Respondent SIAVASH STEVEN SEYFI under the Real Estate Law, for the cost 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 6th day of November, 2025


Ray Dagnino
Supervising Special Investigator

cc: SIAVASH STEVEN SEYFI
Ray Dagnino
Sacto.

Accusation of SIAVASH STEVEN SEYFI