FILED

JAN 29 2026

DEPT. OF REAL ESTATE

By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against	)	DRE No. H-43196 LA
	)	
SOLEMON SLAY NIAZI,	)	
	)	
Respondent.	)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 13, 2026, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, SOLEMON SLAY NIAZI ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of conviction of a crime that is substantially related to the qualifications, functions or duties of a real estate licensee and Respondent's failure to timely report said conviction.

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On November 18, 2025, Ray Dagnino made the Accusation in his official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on November 25, 2025.

2.

On January 13, 2026, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

3.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("the Code") as a real estate salesperson.

4.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on November 25, 2025, which is incorporated herein as part of this Decision.

5.

A diligent search was made of the records of the Department relating to Respondent's real estate salesperson license No. 01380358. No record or written notice was received from Respondent notifying the Department, in writing, of any arrest, conviction, indictment or license disciplinary action.

6.

To date, the Department incurred investigation costs of $1,027.87 and enforcement costs of $594.00 in this matter.

DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation constitute cause under Sections 490 and 10177(b) (conviction of a crime substantially related to the qualifications, functions or duties of a real estate licensee) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

The allegation in paragraph 4, above, constitutes cause under Sections 10177(d) (willful disregard or violation of the Real Estate Law) and 10186.2 (failure to disclose) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

3.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

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ORDER

All licenses and licensing rights of Respondent SOLEMON SLAY NIAZI under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on MAR 0 2 2026.

DATED: 1/22/2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

Department of Real Estate
320 West Fourth St., Ste. 350
Los Angeles, CA 90013

FILED
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DEPT. OF REAL ESTATE
By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	DRE NO. ***H-43196 LA***
SOLEMON SLAY NIAZI,	DEFAULT ORDER
Respondent.	

Respondent SOLEMON SLAY NIAZI, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED JAN 13 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: SHANNAN WEST
Assistant Commissioner, Enforcement

Ex. "A"

FILED

NOV 2 5 2025

DEPT. OF REAL ESTATE

By [redacted]

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Staff Attorney for Department of Real Estate

DEPARTMENT OF REAL ESTATE

BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

STATE OF CALIFORNIA

In the Matter of the Accusation against SOLEMON SLAY NIAZI, Respondent.	DRE Case No.: H-43196 LA ACCUSATION

The Complainant, Ray Dagnino a Supervising Special Investigator for the Department of Real Estate[1] ("Department") of the State of California, makes this Accusation in his official capacity, for cause of Accusation against SOLEMON SLAY NIAZI ("Respondent"), is informed and alleges as follows:

1. All references to the "Code" are to the California Business and Professions Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

/ / /

[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.

2. Respondent is licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code).

STATEMENT OF FACTS

License

3. On May 5, 2003, the Department issued a real estate salesperson license to Respondent, License ID 01380358. Respondent's real estate salesperson license shall expire on May 4, 2027, unless renewed. Respondent has renewal rights pursuant to Code section 10201. The Department retains jurisdiction pursuant to Code section 10103.

First Cause of Accusation-2024 Conviction

4. On or about October 14, 2024, before the Superior Court of California, County of Riverside, in Case No. CN457907, Respondent entered a plea of guilty to, and was convicted of, violating one count of Penal Code section 273.5(a)(4) (inflict corporal injury resulting in traumatic condition upon spouse), a felony.

5. The nature, gravity, and underlying circumstances surrounding the 2024 conviction alleged above in Paragraph 4, bear a substantial relationship to the qualifications, functions or duties of a real estate licensee under Regulation 2910.

6. Respondent's 2024 conviction constitutes cause under Code sections 490 and 10177, subdivision (b), for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

Second Cause of Accusation - Failure to Disclose

7. There is hereby incorporated in this Second, separate and distinct Cause of Accusation all of the allegations contained in Paragraphs 1 through 6, with the same force and effect as if herein fully set forth.

8. Code section 10186.2, subdivision (a)(1)(B), requires that licensees report the bringing of a felony criminal complaint and felony or misdemeanor convictions. Code section 10186.2, subdivision (a)(2), requires that licensees make a report in writing to the Department within 30 days of the bringing of the indictment, the charging of a felony, or a conviction. Failure to make a report constitutes cause for discipline under Code section 10186.2, subdivision (b).

9. A diligent search was made of the Department's records for Respondent, and no record of timely written notice was found to have been received from Respondent notifying the Department of Respondent's 2024 conviction, as described above in Paragraph 4.

10. Respondent's failure to provide timely written notice to the Department, pursuant to Code section 10186.2, constitutes cause for the suspension or revocation of Respondent's real estate license and license rights under Code section 10186.2, subdivision (b), and Code section 10177, subdivisions (d), and/or (g).

COST RECOVERY

11. 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 the investigation and enforcement of the case.

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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 licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other provisions of law.

Dated Nov 18, 2025 at Los Angeles, California.

[redacted]

RAY DAGNINO
Supervising Special Investigator

cc: Solemon Slay Niazi
Zabi Tokhi
Ray Dagnino
Sacto.