

1 DEPARTMENT OF REAL ESTATE  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 559-5990

**FILED**

**MAY 07 2026**

**DEPT. OF REAL ESTATE**

By 

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6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation against ) DRE No. H-43236 LA  
12 )  
12 DANNY GOMES, ) STIPULATION AND AGREEMENT  
13 ) IN SETTLEMENT AND ORDER  
13 Respondent. )  
14 )  
14 )

15 It is hereby stipulated by and between Respondent DANNY GOMES  
16 ("Respondent") and Respondent's attorney, Timothy S. Camarena, Esq., and Complainant,  
17 acting by and through Lissete Garcia, Counsel for the Department of Real Estate  
18 ("Department"), as follows for the purpose of settling and disposing the Accusation filed on  
19 December 23, 2025, with Department Case No. H-43236 LA ("Accusation") in this matter:

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

Stipulation and Agreement

H-43236 LA

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

3                   3. Respondent filed a Notice of Defense pursuant to Section 11506 of the  
4 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
5 Respondent hereby freely and voluntarily withdraws said Notices of Defense. Respondent  
6 acknowledges and understands that by withdrawing said Notice of Defense, Respondent will  
7 thereby waive Respondent's right to require the Real Estate Commissioner ("Commissioner") to  
8 prove the allegations in the Accusation at a contested hearing held in accordance with the  
9 provisions of the APA and that Respondent will waive other rights afforded to Respondent in  
10 connection with the hearing such as the right to present evidence in defense of the allegations in  
11 the Accusation and the right to cross-examine witnesses.

12                   4. Respondent, pursuant to the limitations set forth below, hereby admits that the  
13 factual allegations in the Accusation filed in this proceeding are true and correct and the Real  
14 Estate Commissioner shall not be required to provide further evidence of such allegations.

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

22                   6. The Order or any subsequent Order of the Real Estate Commissioner made  
23 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any  
24 further administrative or civil proceedings by the Department of Real Estate with respect to any

1 matters which were not specifically alleged to be causes for accusation in this proceeding.

2 7. Respondent understands that by agreeing to this Stipulation, Respondent  
3 agrees to pay, pursuant to Section 10106(a) of the Code, investigative and enforcement costs of  
4 \$5,000.00 which led to this disciplinary action.

5 DETERMINATION OF ISSUES

6 By reason of the foregoing Stipulation and agreement and solely for the purpose of  
7 settlement of the pending Accusation without a hearing, it is stipulated and agreed that the  
8 following determination of issues shall be made:

9 I.

10 The conduct, acts and/or omissions of Respondent DANNY GOMES, as set forth in  
11 Paragraphs 3 through 15 of the Accusation, constitute cause for the suspension or revocation of  
12 all real estate licenses and license rights of Respondent DANNY GOMES under the provisions  
13 of Code sections 10177(d) for violation of Code sections 10130 and 10137.

14 ORDER

15 I.

16 All licenses and license rights of Respondent DANNY GOMES are suspended for a  
17 period of ninety (90) days from the effective date of this Decision and Order; provided, however,  
18 said ninety (90) day suspension shall be stayed for two (2) years upon the following terms and  
19 conditions:

- 20 1. Respondent shall obey all laws, rules and regulations governing the rights,  
21 duties and responsibilities of a real estate licensee in the State of  
22 California; and,

23 ///

24 ///

2. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in her discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

3. All licenses and licensing rights of Respondent DANNY GOMES are indefinitely suspended unless or until Respondent pays the sum of \$5,000.00 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. **The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order. Payment of investigation and enforcement costs should not be made until the Stipulation has been approved by the Commissioner.**

DATED: 4/07/2026

Lisette García, Counsel  
Department of Real Estate

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### EXECUTION OF THE STIPULATION

Respondent has read this Stipulation, and its terms are understood by Respondent and are agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving

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

7 Respondent can signify acceptance and approval of the terms and conditions of this  
8 Stipulation and Agreement by electronically e-mailing a copy of the signature page, as actually  
9 signed by Respondent, to the Department. Respondent agrees, acknowledges, and understands  
10 that by electronically sending to the Department an electronic copy of Respondent's actual  
11 signature, as it appears on the Stipulation, that receipt of the emailed copy by the Department  
12 shall be as binding on Respondent as if the Department had received the original signed  
13 Stipulation. By signing this Stipulation, Respondent understands and agrees that Respondent  
14 may not withdraw Respondent's agreement or seek to rescind the Stipulation prior to the time the  
15 Commissioner considers and acts upon it or prior to the effective date of the Stipulation and  
16 Order.

17 Respondent's signatures below constitute acceptance and approval of the terms and  
18 conditions of this Stipulation. Respondent agrees, acknowledges, and understands that by  
19 signing this Stipulation Respondent is bound by its terms as of the date of such signature and that  
20 this agreement is not subject to rescission or amendment at a later date except by a separate  
21 Decision and Order of the Real Estate Commissioner.

22 DATED: April 3 2026

  
Respondent DANNY GOMES

23 DATED: 4/6/26

  
*Approved as to Form*  
Timothy S. Camarena, Esq.  
Counsel for Respondent

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

June 8, 2026.

IT IS SO ORDERED

4/29/2026

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER

By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner