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FILED

JUN 26 2026

DEPT. OF REAL ESTATE

By- 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation against

DRE No. H-43255 LA

12 DANIEL R. LUPIAN,

ACCUSATION

13 Respondent.
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15 The Complainant, Ray Dagnino, a Supervising Special Investigator for the Department
16 of Real Estate¹ ("Department") of the State of California, makes this Accusation in his official
17 capacity for cause of Accusation against DANIEL R. LUPIAN aka Daniel Roberto Lupian,
18 Daniel Roberto Lupin, Danny R. Lupian, Daniel Lupin, Danny R. Ayala, Danny Ayala,
19 ("Respondent"), is informed and alleges as follows:

20 1. All references to the "Code" are to the California Business and Professions
21 Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all
22 references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.
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24 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 presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code).

3. On June 10, 2010, the Department issued a real estate salesperson license to Respondent, License ID 01883902. Unless renewed, Respondent's real estate salesperson license is scheduled to expire on December 3, 2029. 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 March 21, 2024, before the Superior Court of California, County of San Bernardino, in Case No. MWV23011380, Respondent pled no contest to and was convicted of violating one count of Penal Code section 236 (false imprisonment), a misdemeanor.

In Aggravation

5. In aggravation, on or about October 6, 2021, before the Superior Court of California, County of San Bernardino, in Case No. MWV21004629, Respondent was convicted of violating one count of Penal Code section 243(E)(1) (inflict corporal injury on spouse/co-habitant), a misdemeanor.

6. In aggravation, on or about October 18, 2019, before the Superior Court of California, County of San Bernardino, in Case No. MWV19015391, Respondent was convicted of violating one count of Penal Code section 415(2) (disturbance by loud/unreasonable noise), a misdemeanor.

7. The March 21, 2024, conviction alleged above in Paragraph 4, and the underlying circumstances surrounding said conviction, bear a substantial relationship to the qualifications, functions or duties of a real estate licensee under Regulation 2910.

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1 8. Respondent's March 21, 2024, misdemeanor conviction constitutes cause for the
2 suspension or revocation of all licenses and license rights of Respondent pursuant to Code
3 sections 490 and 10177, subdivision (b).

4 SECOND CAUSE OF ACCUSATION

5 Failure to Report 2024 Conviction

6 9. There is hereby incorporated in this Second, separate and distinct Cause of
7 Accusation all of the allegations contained in Paragraphs 1 through 8, with the same force and
8 effect as if herein fully set forth.

9 10. Code section 10186.2, subdivision (a)(1)(B), requires that licensees report the
10 bringing of a felony criminal complaint and felony or misdemeanor convictions. Code section
11 10186.2, subdivision (a)(2), requires that licensees make a report in writing to the Department
12 within 30 days of the bringing of the indictment, the charging of a felony, or a conviction.
13 Failure to make a report constitutes cause for discipline under Code section 10186.2,
14 subdivision (b).

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

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

22 COST RECOVERY

23 13. Code Section 10106 provides, in pertinent part, that in any order issued in
24 resolution of a disciplinary proceeding before the Department, the Commissioner may request

1 the Administrative Law Judge to direct a licensee found to have committed a violation of this
2 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
3 case.

4 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this
5 Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
6 against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
7 Division 4 of the Business and Professions Code), for the cost of investigation and enforcement
8 as permitted by law, and for such other and further relief as may be proper under other
9 provisions of law.

10 Dated Jun 23, 2026 at Los Angeles, California.

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12 
13 RAY DAGNINO
14 Supervising Special Investigator

15 cc: Daniel R. Lupian
16 JMH Covina Holdings, Inc.
17 Ray Dagnino
18 Sacto.
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