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FILED

JAN 14 2014

BUREAU OF REAL ESTATE

By K. Contreras

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: REDDING PROPERTY MANAGEMENT and MARK REDDING.	NO. H-2858 FR ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) has caused an investigation to be made of the activities of REDDING PROPERTY MANAGEMENT (RPM) and MARK REDDING (REDDING). Based on that investigation, the Commissioner has determined that RPM and REDDING have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) including acting in the capacity of, advertising, or assuming to act as real estate brokers in the State of California within the meaning of Code Section 10131(b) (property management services). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

FINDINGS OF FACT

1. At no time herein mentioned has RPM been licensed by the Bureau in any capacity.

2. At no time herein mentioned has REDDING been licensed by the Bureau in any capacity.

3. During the periods of time set out below, RPM and REDDING negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity; collect rents from real property, or improvements thereon, or from business opportunities.

4. On about August 22, 2012, RPM and REDDING solicited Bureau employee and "prospective tenant," KRK, in connection with a property located on Penny Lane, providing a description of the property, that it was Section 8 housing and will allow a small pet, that the monthly rental amount was about $1,100 and that initial deposit was about $1,100 and stated that he was the property manager for the property.

5. Between about July 27, 2011 and December 9, 2012, RPM and REDDING solicited property owners and prospective tenants in order to provide property management services through their website, which included showing properties, collecting rent, tenant screenings and marketing and advertising services, the website also included pictures and descriptions for properties for rent.

CONCLUSIONS OF LAW

6. Based on the Findings of Fact contained in Paragraphs 1 through 5, RPM and REDDING have performed and/or participated in property management activities which require a real estate license under Code Sections 10130 and 10131(b) during a period of time when neither RPM nor REDDING were licensed by the Bureau in any capacity.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, REDDING PROPERTY MANAGEMENT and MARK REDDING, ARE HEREBY ORDERED

to immediately Desist and Refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, to immediately Desist and Refrain from providing or participating in property management services for others and for compensation unless and until they, individually, obtain an appropriate license issued by the Bureau.

DATED: NOVEMBER 2ND, 2013

Real Estate Commissioner

By: JEFFREY MASON
Chief Deputy Commissione

- NOTICE -

Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000) ..."