

1 BUREAU OF REAL ESTATE
2 1651 Exposition Blvd.
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

FILED

SEP 24 2014

BUREAU OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

10 * * *

11 To:)
12 ELIZABETH NONATO DEJESUS;)
13 LDJ BLT MANAGEMENT SERVICES;)
14 LDJ BLT MANAGEMENT, CALIFORNIA)
PROPERTY MANAGEMENT; and,)
BLT MANAGEMENT SERVICES.)

NO. H-6167 SAC

ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the California Bureau of Real
16 Estate (Bureau) caused an investigation to be made of the activities of: ELIZABETH
17 NONATO DEJESUS (DEJESUS); LDJ BLT MANAGEMENT SERVICES (LDJ BLT);
18 LDJ BLT MANAGEMENT, CALIFORNIA PROPERTY MANAGEMENT (LDJ BLT
19 MANAGEMENT); and, BLT MANAGEMENT SERVICES (BLT). Based on that
20 investigation, the Commissioner has determined that DEJESUS, LDJ BLT, LDJ BLT
21 MANAGEMENT, and BLT have engaged in, are engaging in, or are attempting to engage in,
22 acts or practices constituting violations of the California Business and Professions Code (Code)
23 including acting in the capacity of, advertising, or assuming to act as real estate brokers in the
24 State of California within the meaning of Section 10131(b) (property management services) of
25 the Code. Furthermore, based on the investigation, the Commissioner hereby issues the
26 following Findings of Fact and Desist and Refrain Order under the authority of Section 10086
27 of the Code.

1 FINDINGS OF FACT

2 1. DEJESUS is and has been licensed by the Bureau as a real estate salesperson
3 since about April 13, 1990.

4 2. At no time herein mentioned has LDJ BLT been licensed by the Bureau in
5 any capacity.

6 3. At no time herein mentioned has LDJ BLT MANAGEMENT been licensed
7 by the Bureau in any capacity

8 4. At no time herein mentioned has BLT been licensed by the Bureau in any
9 capacity

10 5. During the periods of time set out below, DEJESUS, LDJ BLT, LDJ BLT
11 MANAGEMENT, and BLT, negotiated to do one or more of the following acts for another or
12 others, for or in expectation of compensation: lease or rent or offer to lease or rent; place for
13 rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase
14 or exchange of leases on real property, or on a business opportunity; collect rents from real
15 property, or improvements thereon, or from business opportunities.

16 HUIYU PROPERTIES:

17 6. On about February 23, 2011, unbeknownst to her broker, DEJESUS through
18 LDJ BLT MANAGEMENT entered into a Residential Lease or Month-to-Month Rental
19 Agreement (Lease) for a property owned by Huiyu Z. (Huiyu), located on Walnut Burl, Lathrop,
20 CA, with tenant Reginald K. for a term beginning about March 3, 2011, and ending on about
21 March 2, 2012, extended to about March 2, 2013, and collected about \$2,661.24, representing
22 rent and a security deposit, and collected rents on said property, in violation of Sections 10130
23 and 10131(b) of the Code.

24 7. On about April 15, 2011, unbeknownst to her broker, DEJESUS through
25 LDJ BLT entered into a Property Management Agreement (PM Agreement) for the term
26 beginning about April 15, 2011, and ending about April 15, 2013, with property owner Huiyu,
27 for her property located on McLaren Court, Mountain House, CA (herein "McLaren Ct,

1 Property”), for a fee of about 3% of monthly rents, in violation of Sections 10130 and 10131(b)
2 of the Code.

3 8. On about August 31, 2012, unbeknownst to her broker, DEJESUS through
4 BLT entered into a Lease for the McLaren Ct. Property with tenants Christopher and
5 Darryle K. and Kueli and Tiare D. for a term beginning about September 1, 2012, and
6 ending on about September 30, 2013, and collected about \$1,900.00, representing a security
7 deposit, and collected rents on said property, in violation of Sections 10130 and 10131(b) of
8 the Code.

9 JOSE AND MINOO PROPERTY:

10 9. On about May 6, 2011, unbeknownst to her broker, DEJESUS through
11 LDJ BLT entered into a PM Agreement for the term beginning about May 17, 2011, and
12 ending about May 17, 2013, with property owners Jose P. and Minoo M., for their property,
13 located on West Campania Way, Mountain House, CA (herein “W. Campania Property”)
14 for a fee of about 3% of monthly rents, in violation of Sections 10130 and 10131(b) of the
15 Code.

16 10. On about May 28, 2013, unbeknownst to her broker, DEJESUS through BLT
17 entered into a Lease for the W. Campania Property with tenants Marc and Rachel H. for a term
18 beginning about June 30, 2013 and ending on about June 30, 2014, and collected about
19 \$1,000.00, representing rent, and collected rents on said property, in violation of Sections 10130
20 and 10131(b) of the Code.

21 CONCLUSIONS OF LAW

22 11. Based on the Findings of Fact contained in Paragraphs 1 through 10,
23 above, DEJESUS, LDJ BLT, LDJ BLT MANAGEMENT, and BLT, performed property
24 management activities which require a real estate broker license under Sections 10130 and
25 10131(b) of the Code during a period of time when neither DEJESUS, LDJ BLT, LDJ BLT
26 MANAGEMENT, nor BLT, were licensed by the Bureau as real estate brokers.

27 ///

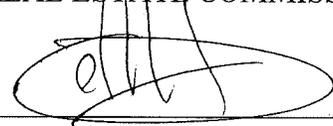
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

DESIST AND REFRAIN ORDER

BASED UPON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW STATED HEREIN, ELIZABETH NONATO DEJESUS, LDJ BLT MANAGEMENT SERVICES, LDJ BLT MANAGEMENT, CALIFORNIA PROPERTY MANAGEMENT and BLT MANAGEMENT SERVICES, 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, immediately desist and refrain from providing or participating in property management services for others for compensation, unless and until they obtain real estate broker licenses issued by the Bureau.

DATED: SEP 11 2014

REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner

- 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) . . ."