

FILED

JUN - 5 2017

BUREAU OF REAL ESTATE

By *AA Selorio*

1 JAMES R. PEEL, Counsel (SBN 47055)
Bureau of Real Estate
2 320 West Fourth Street, Suite 350
Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982
4 -or- (213) 576-6913 (Direct)
5

6
7 BEFORE THE BUREAU OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of)
11)
ORTAL REAL ESTATE) No. H-40657 LA
12 & MANAGEMENT, INC.)
dba M D Mortgage) A C C U S A T I O N
13 and Loans,)
14)

15 The Complainant, Veronica Kilpatrick, a Supervising
16 Special Investigator of the State of California, for cause of
17 accusation against ORTAL REAL ESTATE & MANAGEMENT, INC. dba M D
18 Mortgage and Loans, alleges as follows:

19 1. The Complainant, Veronica Kilpatrick, acting in her
20 official capacity as a Supervising Special Investigator of the
21 State of California, makes this Accusation against ORTAL REAL
22 ESTATE & MANAGEMENT, INC. dba M D Mortgage and Loans.

23 2. ORTAL REAL ESTATE & MANAGEMENT, INC. (hereinafter
24 referred to as "Respondent") has license rights under the Real
25 Estate Law (Part 1 of Division 4 of the Business and Professions
26 Code) (hereinafter Code). Respondent has not been licensed with
27 a designated officer since March 5, 2015.

1 3. On or about December 22, 2015, Respondent while
2 performing acts requiring a real estate broker license solicited
3 an agreement with buyer Eddie M. T. for a real property loan and
4 a \$5,000 deposit.

5 4. Respondent thereafter misappropriated the \$5,000
6 deposit to its own use and benefit without the knowledge or
7 permission of the buyer.

8 5. The conduct, acts and omissions of Respondent, as
9 alleged above, subjects its real estate licenses to suspension or
10 revocation pursuant to Sections 10130, 10177(d), and 10177(j) of
11 the California Business and Professions Code.

12 COST RECOVERY


13 Code Section 10106 provides, in pertinent part that in
14 any order issued in resolution of a disciplinary proceeding
15 before the bureau, the commissioner may request the
16 administrative law judge to direct a licensee found to have
17 committed a violation of this part to pay a sum not to exceed the
18 reasonable costs of the investigation and enforcement of the
19 case.

20 WHEREFORE, Complainant prays that a hearing be
21 conducted on the allegations of this Accusation and that upon
22 proof thereof, a decision be rendered imposing disciplinary
23 action against all licenses and license rights of Respondent
24 ORTAL REAL ESTATE & MANAGEMENT, INC. under the Real Estate Law
25 (Part 1 of Division 4 of the Business and Professions Code), for
26 the cost of investigation and enforcement as permitted by law and
27

1 for such other and further relief as may be proper under other
2 applicable provisions of law.

3 Dated at San Diego, California

4 this 25 day of May, 2017.

5
6 
7 _____
8 VERONICA KILPATRICK
9 Supervising Special Investigator

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

cc: Ortal Real Estate
& Management, Inc.
Veronica Kilpatrick
Sacto