

1 BUREAU OF REAL ESTATE  
2 1651 Exposition Blvd.  
3 P. O. Box 137007  
4 Sacramento, CA 95813-7007  
5 Telephone: (916) 263-8670

**FILED**

JAN 14 2014

BUREAU OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA  
9 BUREAU OF REAL ESTATE

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11 To: ) NO. H-2858 FR  
12 )  
13 REDDING PROPERTY MANAGEMENT and ) ORDER TO DESIST AND REFRAIN  
14 MARK REDDING. ) (B&P Code Section 10086)

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

25 FINDINGS OF FACT

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

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

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

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

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

19 CONCLUSIONS OF LAW

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

24 DESIST AND REFRAIN ORDER

25  
26 Based upon the Findings of Fact and Conclusions of Law stated herein,  
27 REDDING PROPERTY MANAGEMENT and MARK REDDING, ARE HEREBY ORDERED

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

5  
6 DATED: NOVEMBER 20, 2013

7  
8 Real Estate Commissioner

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10 By: JEFFREY MASON  
11 Chief Deputy Commissioner

12 - NOTICE -

13 Business and Professions Code Section 10139 provides that, "Any person acting  
14 as a real estate broker or real estate salesperson without a license or who advertises using words  
15 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
16 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
17 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
18 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
19 (\$60,000) ..."