

1 BUREAU OF REAL ESTATE
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3 Los Angeles, CA 90013

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FILED

NOV 01 2016

BUREAU OF REAL ESTATE

By 

8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

10 ***

11 To:

12 MOXIE PROPERTY
13 MANAGEMENT, INCORPORATED;
and KRYSTYNA AMARAL,

14 Respondents.

NO. H- 03051 FR

ORDER TO DESIST AND
REFRAIN

(B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Bureau of Real Estate
17 ("Bureau") caused an investigation to be made into the activities of MOXIE PROPERTY
18 MANAGEMENT, INCORPORATED, and KRYSTYNA AMARAL (collectively,
19 "Respondents"). Based on the investigation, the Commissioner has determined that
20 Respondents have engaged in, are engaging in, or are attempting to engage in, acts or
21 practices constituting violations of the California Business and Professions Code ("Code")
22 and/or Title 10, Chapter 6, California Code of Regulations ("Regulations"), including the
23 business of, acting in the capacity of, and/or advertising or assuming to act as, real estate
24 brokers in the State of California within the meaning of Code Section 10131(b) (Leases or
25 rents or offers to lease or rent, or places for rent, or solicits listings of places for rent, or
26 solicits for prospective tenants, or collects rents from real property, or improvements thereon),
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1 also known as property management activities. Furthermore, based on the investigation, the
2 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist
3 and Refrain Order under the authority of Section 10086 of the Code.

4 Whenever acts referred to below are attributed to Respondents, those acts are
5 alleged to have been done by Respondents acting by themselves, or by and/or through one or
6 more agents, associates, affiliates, and/or co-conspirators.

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8 FINDINGS OF FACT

9 1. Respondent MOXIE PROPERTY MANAGEMENT, INCORPORATED
10 (“MPMI”) is presently licensed or has license rights under the Real Estate Law as a corporate
11 real estate broker. Respondent was originally licensed as a corporate real estate broker by the
12 Bureau on or about August 8, 2013, with Lois Lorraine Hughes (“Hughes”) as its Designated
13 Officer. Effective January 26, 2016, Hughes had cancelled her designated officer position
14 with MPMI. Currently MPMI has no Designated Officer registered with the Bureau, and
15 without an officer, MPMI is not licensed to perform acts requiring a real estate license.

16 2. At no time herein mentioned has KRYSTYNA AMARAL been licensed by
17 the Bureau in any capacity.

18 3. During the period of time set out below, said Respondents solicited rental
19 property management contracts and proceeded to do one or more of the following acts for
20 another or others, for or in expectation of compensation: lease or rent or offer to lease or rent,
21 or place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or
22 collect rents from real property, or improvements thereon.

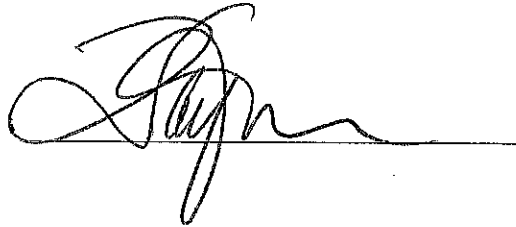
23 4. Since January 26, 2016, through and including the present time,
24 Respondents advertised, and continue to advertise, their services through internet, direct mail,
25 and print advertisements, among other media. Those advertisements solicited, and continue to
26 solicit for contracts in which Respondents provide property management services for a fee.

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1 activities of any kind whatsoever unless and until MOXIE PROPERTY MANAGEMENT,
2 INCORPORATED registers a Designated Officer with the Bureau and/or KRYSTYNA
3 AMARAL obtains a real estate broker license issued by the Bureau.

4 DATED: 10/21/2016

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6 WAYNE S. BELL
Real Estate Commissioner

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12 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
13 real estate broker or real estate salesperson without a license or who advertises using words
14 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
15 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
16 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)."

17 cc: MOXIE PROPERTY MANAGEMENT, INCORPORATED
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18 Paso Robles, CA 93446

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