

August 22, 2011

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000

DEPARTMENT OF REAL ESTATE

4 Telephone: (916) 227-0789

By *P. Jones*

5 STATE OF CALIFORNIA

6 DEPARTMENT OF REAL ESTATE

7 To:)
8)
9 RNB PROPERTY MANAGEMENT, INC.)
10 _____)

NO. H-5673 SAC

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

11 The Commissioner (hereinafter "Commissioner") of the California Department
12 of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of
13 RNB PROPERTY MANAGEMENT, INC (hereinafter "RNB"). Based on that investigation,
14 the Commissioner has determined that RNB has engaged in, is engaging in, or is attempting to
15 engage in, acts or practices constituting violations of the California Business and Professions
16 Code (hereinafter "the Code"), including the business of, acting in the capacity of, and/or
17 advertising or assuming to act as, a real estate broker in the State of California within the
18 meaning of Section 10131(b) (property management services). Furthermore, based on the
19 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of
20 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

21 FINDINGS OF FACT

- 22 1. At no time was RNB licensed by the Department in any capacity.
23 2. During the period of time set forth below, RNB, on behalf of others, for
24 compensation or in expectation of compensation, leased or rented and offered to lease or rent,
25 and solicited for prospective tenants of real property or improvements thereon, and collected
26 rents from real property or improvements thereon.

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1 3. On or about March 23, 2011, Bethany Landon, acting on behalf on RNB,
2 solicited Deputy Commissioners Shannon M. and Debra B. for property management services,
3 including collecting of rents and negotiating contracts for rents/leases.

4 4. Beginning on or about June 2010, RNB in the course of the property
5 management brokerage activities described above, solicited prospective tenants for, negotiated
6 rental agreements for, and/or collected rents from real properties owned by another or others,
7 including, but not limited to the real property located at 3900 Avante Way, Sacramento,
8 California.

9 CONCLUSIONS OF LAW

10 5. Based on the findings of fact contained in Paragraphs 1 through 4, RNB,
11 has performed and/or participated in property management activities which require a real estate
12 license under Sections 10130 and 10131(b) of the Code during a period of time when RNB was
13 not licensed by the Department in any capacity.

14 DESIST AND REFRAIN ORDER

15 Based on the Findings of Fact and Conclusions of Law stated herein, you, RNB,
16 whether doing business under your own name, or any other names or fictitious names, ARE
17 HEREBY ORDERED to immediately desist and refrain from performing any acts within the
18 State of California for which a real estate broker license is required. In particular, you are
19 ordered to desist and refrain from soliciting or providing or participating in property management
20 services for others and for compensation, unless and until you obtain a real estate broker license
21 issued by the Department.

22 DATED: August 11, 2011

23 BARBARA J. BIGBY
24 Acting Real Estate Commissioner

William E. Moran

25 By WILLIAM E. MORAN
26 Assistant Commissioner, Enforcement

27 **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)."