

1 BUREAU OF REAL ESTATE
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FILED
MAR 28 2016
BUREAU OF REAL ESTATE
By L. Just

9 BEFORE THE BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA
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12 * * * *

13 To:) NO. H-6377 SAC
14 NIKI MOORE)
15) ORDER TO DESIST AND REFRAIN
16) (B&P Code Section 10086)
17)
18)

19 The Real Estate Commissioner ("Commissioner") of the California Bureau of
20 Real Estate ("Bureau") has caused an investigation to be made of the activities of NIKI
21 MOORE ("MOORE"). Based upon that investigation, the Commissioner has determined that
22 MOORE has engaged in, is engaging in, or is attempting to engage in the business of, acting in
23 the capacity of, and/or advertising or assuming to act as real estate broker in the State of
24 California within the meaning of Sections 10131(b) (property management services) of the
25 Business and Professions Code ("Code"). Furthermore, based on the investigation, the
26 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under
27 the authority of Section 10086 of the Code.

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FINDINGS OF FACT

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

2. During the period of time set out below, MOORE, operating under the fictitious business name American Property Management, performed one or more of the following acts for another or others, for or in expectation of compensation, within the meaning of Section 10131(b) of the Code: leased or rented or offered to lease or rent or placed for rent or solicited listings of places for rent or solicited for prospective tenants or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity or collected rents from real property, or improvements thereon, or from business opportunities.

3. Between June 13, 2012, and February 15, 2014, MOORE solicited, negotiated, and performed services for property owners and tenants pertaining to the following residential properties:

Property	Owner
1371 Silverado, McKinleyville, CA	Sharon R.
693 School Rd., McKinleyville, CA	Darrell C.
4564 Valley West Blvd. #A, Arcata, CA	Unknown
1776 Beverly Dr. Arcata, CA	Tawny & Robert B.
2712 Meadow Creek Way #B, Arcata, CA	Ellsworth L.
1075 Crescent Way, Arcata, CA	Unknown
122 Brennan St. #A, Eureka, CA	Mike T.
2133 Fairfield St. #4, Eureka, CA	Unknown
122 Brennan St. #C, Eureka, CA	Mike T.

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1 4. Between March 7, 2014, and May 12, 2014, MOORE solicited,
2 negotiated, and performed services for property owners and tenants pertaining to the following
3 residential properties:

4 Property	Owner
5 3050 Lk. Wood Blvd. #B, Arcata, CA	Mark & Clare M.
6 2133 Fairfield St. #1, Eureka, CA	Unknown
7 2237 Heather Lane #D, Arcata, CA	Vithal & Latika P.
8 890 Murry Rd., McKinleyville, CA	Ursula B.
9 1732 Oakdale Dr., McKinleyville, CA	Unknown
10 122 Brennan St. #A, Eureka, CA	Mike T.
11 2521 Davis Way, Arcata, CA	Kevin J.
12 1804 Roberts Way, Arcata, CA	Eric & Eden L.
13 1885 Lime Ave., McKinleyville, CA	Molly C.
14 880 Murry Rd., McKinleyville, CA	Ursula B.
15 1059 14 th St., Arcata CA	Reno & June O.
16 18851/2 Lime Ave., McKinleyville, CA	Molly C.

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18 CONCLUSIONS OF LAW

19 5. Based on the Findings of Fact contained above in Paragraphs 1 through 4,
20 MOORE solicited, negotiated and/or participated in property management activities which
21 require a real estate license under Code Sections 10130 and 10131(b) during a period of time
22 when MOORE was not licensed by the Bureau in any capacity.


23 DESIST AND REFRAIN ORDER

24 Based upon the Findings of Fact and Conclusions of Law stated herein, NIKI
25 MOORE IS HEREBY ORDERED to immediately Desist and Refrain from performing any acts
26 within the State of California for which a real estate broker license is required, and in particular,
27 to immediately Desist and Refrain from soliciting, providing or participating in property

1 management services for others for compensation or in the expectation of compensation unless
2 an appropriate license is issued by the Bureau.

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4 DATED: MARCH 27, 2016

5 WAYNE S. BELL
6 REAL ESTATE COMMISSIONER

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8 By: JEFFREY MASON
9 Chief Deputy Commissioner

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11 **- NOTICE -**

12 Business and Professions Code Section 10139 provides that, "Any person acting
13 as a 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
17 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
18 (\$60,000) ..."