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BUREAU OF REAL ESTATE
By S. Black

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

To:)	
)	NO. H- 6456 SAC
SZE YU DANNY MA)	
)	<u>ORDER TO DESIST AND REFRAIN</u>
)	(B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the State of California has caused an investigation to be made of the activities of SZE YU DANNY MA (MA), including engaging in the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(b) of the California Business & Professions Code (the Code). Based upon the findings of that investigation, as set forth below, the Commissioner has determined and is of the opinion that:

MA has violated Section 10130 of the Code by engaging in the business of or acting as a real estate salesperson or broker, within the meaning of Sections 10130 (act as a real estate broker or salesman without a license) and 10131(b) (engaging in property management activities) without first having obtained a real estate license from the California Bureau of Real Estate (Bureau).

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FINDINGS OF FACT

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2 1. At no time within the last three years was MA licensed by the
3 Bureau as a real estate salesperson or real estate broker.

4 2. At all times mentioned herein, continuing up to at least September 2,
5 2016, MA engaged in the business of, acted in the capacity of, or assumed to act as a real estate
6 broker within the State of California within the meaning of Section 10131(b) of the Code,
7 including leasing, renting, or offering places to rent, negotiating the sale or purchase of leases of
8 real property or collecting rents on real property for compensation or in expectation of
9 compensation, including but not limited to real property located in Sacramento, California,
10 commonly known as:

11 100 Sun Shower Circle
12 120 Sun Shower Circle
13 190 Sun Shower Circle
14 200 Sun Shower Circle
15 279 Sun Shower Circle
16 280 Sun Shower Circle
17 311 Sun Shower Circle
18 320 Sun Shower Circle
19 341 Sun Shower Circle
20 400 Sun Shower Circle
21 11 Sun Reign Place
22 12 Sun Reign Place
23 18 Sun Reign Place
24 7401 Sun Reign Place
25 7415 Sun Reign Place
26 7418 Sun Reign Place
27 7443 Sun Reign Place
7449 Sun Reign Place
7419 Sun Castle Lane
7425 Sun Castle Lane
7431 Sun Castle Lane
7437 Sun Castle Lane
7443 Sun Castle Lane
7461 Sun Castle Lane
7467 Sun Castle Lane
7472 Sun Castle Lane
7498 Sun Castle Lane
7503 Sun Castle Lane

7523 Sun Castle Place
11 Sun Shower Place Lane
33 Sun Shower Place
7500 Sun Willow Lane
7501 Sun Willow Lane
7557 Sun Willow Lane

1 CONCLUSIONS OF LAW

2 3. Based on the findings of fact contained in paragraphs 1 and 2, above, MA,
3 among other things, solicited and/or performed services for landlords, borrowers, including but
4 not limited collecting rents and depositing the same into trust accounts, offering places to rent on
5 behalf of landlords, for or in expectation of a compensation and claimed, demanded, charged,
6 received, collected or contracted for a fee for such services. Thus, MA violated Sections 10130
7 and 10131(b) of the Code.

8 DESIST AND REFRAIN ORDER

9 Now, therefore SZE YU DANNY MA IS HEREBY ORDERED to immediately
10 desist and refrain from performing any and all acts within the State of California for which a real
11 estate license is required, unless and until she obtains a real estate salesperson or broker license,
12 as appropriate.

13
14 DATED: 10/13/16

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16 WAYNE S. BELL
17 REAL ESTATE COMMISSIONER

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19 

20 By: DANIEL SANDRI
21 Assistant Commissioner

22 -NOTICE-

23
24 Business and Professions Code Section 10139 provides that "Any person acting
25 as a real estate broker or real estate salesperson without a license or who advertises using words
26 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
27 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)...."