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JUN 22 2017

BUREAU OF REAL ESTATE

By R dew

1 BUREAU OF REAL ESTATE  
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STATE OF CALIFORNIA  
BUREAU OF REAL ESTATE

To: )  
 ) NO. H-6530 SAC  
TRUDY YVONNE BROWN )  
 ) ORDER TO DESIST AND REFRAIN  
 ) (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of TRUDY YVONNE BROWN ("BROWN"). Based on that investigation, the Commissioner has determined that BROWN has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code"), including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the meaning of Section 10131(b) (property management services). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. On or about July 6, 2006, BROWN was issued a real estate salesperson license, RES No. 01761076.

- 1                   2.     BROWN has never been licensed as a real estate broker.
- 2                   3.     On or about June 29, 2010, the Bureau received a Real Estate
- 3 Salesperson Renewal Application from BROWN. The application contained no information for
- 4 an employing broker.
- 5                   4.     On or about July 3, 2014, the Bureau received a Real Estate Salesperson
- 6 Renewal Application from BROWN. The application contained no information for an
- 7 employing broker.
- 8                   5.     BROWN has not been licensed under the employ of a broker since
- 9 November 28, 2006.
- 10                  6.     On or about April 8, 2016, BROWN executed a "Property Management-
- 11 Owner Agreement" ("Agreement") with Ping Yu ("Yu") for the management of a real property
- 12 located at 10611 Fair Oaks Blvd., Fair Oaks, CA ("Subject Property").
- 13                  7.     The Agreement referred to BROWN as the acting "Property Manager" for
- 14 the Subject Property.
- 15                  8.     According to the Agreement, BROWN was to be compensated \$75 per
- 16 unit from the rent money collected, plus an additional \$500 placement fee for new tenants.
- 17                  9.     On or about April 8, 2016, BROWN was compensated for the property
- 18 management services she rendered on the Subject Property for the month of April 2016.
- 19                  10.    On or about June 2, 2016, BROWN was compensated for the property
- 20 management services she rendered on the Subject Property for the month of June 2016.
- 21                  11.    Between June 2016 and July 2016, BROWN exchanged correspondence
- 22 with Yu in which BROWN discussed the following property management activities: screening
- 23 potential tenants, qualifying tenants, running credit reports, accepting tenant/rental applications,
- 24 advertising, and putting up a "For Rent" sign.
- 25                  12.    On or about June 6, 2016, BROWN and Yu discussed the rental listing for
- 26 the Subject Property. BROWN informed Yu that BROWN had fifteen qualified potential renters
- 27 for the Subject Property.

1           13.     On or about July 20, 2016, BROWN filed a small claims action against Yu  
2 in the Superior Court of California, County of Sacramento, Case No. 16SC02636. In the small  
3 claims filing, BROWN claimed Yu owed her money related to BROWN'S management of the  
4 Subject Property.

5           14.     BROWN received compensation from Yu for BROWN'S property  
6 management services at a time when BROWN was not a licensed real estate broker and was not  
7 employed by a broker.

8                               CONCLUSIONS OF LAW

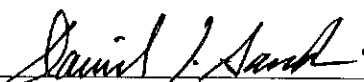
9           15.     Based on the findings of fact contained in Paragraphs 1 through 14,  
10 BROWN has performed and/or participated in property management activities which require a  
11 real estate license under sections 10130 and 10131(b) of the Code during a period of time when  
12 BROWN was not licensed by the Bureau as a broker and was not employed by a broker.

13                           DESIST AND REFRAIN ORDER

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

21 DATED: 5/24/17

WAYNE S. BELL  
REAL ESTATE COMMISSIONER

22  
23  
24 By:   
25 DANIEL J. SANDRI  
26 Chief Deputy Commissioner  
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1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
2 real estate broker or real estate salesperson without a license or who advertises using words  
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
4 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)."