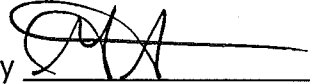


FILED

July 9, 2012

DEPARTMENT OF REAL ESTATE

By  _____

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	
TENANTFINDERS INCORPORATED and)	NO. H-11357 SF
CASEY WALSH MOORE,)	
)	(AS TO MOORE ONLY)
Respondent.)	
_____)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on May 29, 2012, and the findings of fact set forth herein, which are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1

On April 12, 2012, E. J. Haberer, II made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement and Notice of Defense were mailed, by certified mail, to Respondents' last known mailing address on file with the Department on April 12, 2012.

On May 25, 2012, No Notice of Defense having been received, CASEY WALSH MOORE's (herein "MOORE") default was entered herein.

FIRST CAUSE OF ACTION

2

Beginning on or about September 1, 2011, and intermittently through August 31, 2011, the Department conducted an audit of TI's property management business for the period of September 1, 2010, to August 31, 2011, at TI's office located at 3483 Golden Gate Way, Suite 217, Lafayette, California 94549.

3

During the course of the property management activities described in Paragraph 2, TENANTFINDERS INCORPORATED (TI) received and disbursed funds held in trust on behalf of others. TI maintained a Trust Account No. 1 at Wells Fargo Bank, 3630 Mt. Diablo Blvd., Lafayette, California 94549, Account No. XXXXXX1887, entitled "Tenant Finders Inc. Trust Account", signatories K. Ryan Cuddeback RES.

4

The above referenced audit revealed that:

(a) TI failed to place funds in the form of rent in a designated trust account within three business days of receipt as set forth below in as required by Section 2832 of the Regulations and Section 10145 of the Code:

(b) TI failed to keep real estate records including, but not limited to, property management agreements and cancelled checks as required by Section 10148 of the Code;

(c) TI failed to execute broker salesperson agreements as required by Section 2726 of the Regulations.

SECOND CAUSE OF ACTION

5

Complainant refers to Paragraphs 1 through 4, above, and incorporates them herein by reference.

6

While conducting the audit, the Department Auditor made several attempts to contact and speak with MOORE, but received no response from him. MOORE did not attend any meetings with the Auditor, who instead met with Cuddeback, a salesperson employee of TI, to obtain information. MOORE'S phone numbers were not working numbers. MOORE did not have broker-salesperson agreements, property management agreements and was not a signatory for the trust account.

At all times herein above mentioned, MOORE, was responsible as the supervising broker for TI, for the supervision and control of the activities conducted on behalf of TI's business by its employees to ensure its compliance with the Real Estate Law and Regulations. MOORE failed to exercise reasonable supervision and control over the property management activities of TI. In particular, MOORE permitted, ratified and/or caused the conduct described, above, to occur and failed to take reasonable steps including, but no limited to, handling of trust funds, supervision of employees, and the implementation of policies, rules, and systems to ensure the compliance of the business with the Real Estate Law and the Regulations.

PRIOR ADMINISTRATIVE ACTION

Effective August 2, 2010, before the Department of Real Estate, Case No. H-10820- SF, the Commissioner revoked MOORE's license and licensing rights, with the right to restricted licenses.

DETERMINATION OF ISSUES

The above acts and/or omissions of MOORE violate Section 10159.2 of the Code and Section 2725 of the Regulations and constituted grounds for disciplinary action under the provisions of Section 10177(d) and (h) of the Code.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

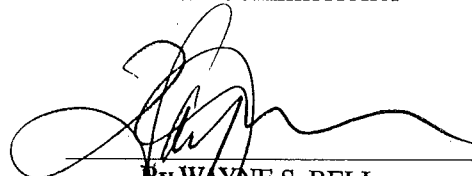
ORDER

All licenses and licensing rights of CASEY WALSH MOORE, under the provisions of Part I of Division 4 of the Business and Professions Code, are revoked.

This Decision shall become effective at 12 o'clock noon on JUL 30 2012.

DATED: 6/29/2012

Real Estate Commissioner


By WAYNE S. BELL
Chief Counsel

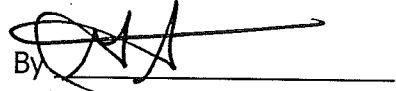
FILED

May 29, 2012

Department of Real Estate
P. O. Box 187007
Sacramento, CA 95818-7007

DEPARTMENT OF REAL ESTATE

Telephone: (916) 227-0789

By: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)

TENANTFINDERS INCORPORATED and)
CASEY WALSH MOORE,)

Respondent.)

NO. H-11357 SF


DEFAULT ORDER
(AS TO MOORE ONLY)

Respondent, CASEY WALSH MOORE, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED MAY 25, 2012.

Real Estate Commissioner

By:


JOE M. CARRILLO
Regional Manager