

1 BUREAU OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8670
5
6

FILED

JUN 18 2014

BUREAU OF REAL ESTATE

By K. Contreras

7 BEFORE THE BUREAU OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 To:) NO. H-11720 SF
11 RICARDO PEINADO, JR.)
12) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

13 The Real Estate Commissioner ("Commissioner") of the California Bureau of Real Estate
14 ("Bureau") caused an investigation to be made of the activities of RICARDO PEINADO, JR.
15 ("PEINADO"). Based on that investigation, the Commissioner has determined that PEINADO
16 has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting
17 violations of the California Business and Professions Code ("Code") and/or Title 10, Chapter 6,
18 California Code of Regulations ("Regulations"), including acting in the capacity of, advertising
19 or assuming to act as a real estate broker in the State of California within the meaning of Section
20 10131(b) (representing clients in the capacity of a rental property manager) of the Code.
21 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
22 of Fact and Desist and Refrain Order under the authority of Section 10086 of the Code.

23 FINDINGS OF FACT

- 24 1. At no time has PEINADO been licensed by the Bureau in any capacity.
25 2. At least during the period of time set out below, PEINADO, for or in expectation of
26 compensation, negotiated to do one or more of the following acts for another or others, for or in
27 expectation of compensation: soliciting and showing properties to prospective tenants,

1 negotiating rental terms, preparing rental agreements and collecting rent on behalf of clients.

2 3. In furtherance of his property management activities, on or about January 11, 2013,
3 PEINADO advertised on Craigslist, offering real property management services to the public.

4 4. On or about January 30, 2013, a Special Investigator from the Bureau's Oakland
5 Office contacted PEINADO by e-mail and telephone and requested a copy of the property
6 management agreement PEINADO used when providing rental property management services to
7 his clients.

8 5. On or about January 31, 2013, PEINADO replied to the Special Investigator's request
9 by providing a written synopsis of the real property management services being offered to the
10 public and a copy of the property management agreement used by PEINADO in his property
11 management business.

12 CONCLUSIONS OF LAW

13 6. Based on the Findings of Fact contained in Paragraphs 1 through 5, above, PEINADO
14 has performed and/or participated in property management activities which require a real estate
15 license under Section 10131(b) of the Code during a period of time when PEINADO was not
16 licensed by the Bureau in any capacity, in violation of Section 10130 of the Code.

17 DESIST AND REFRAIN ORDER

18 Based upon the Findings of Fact and Conclusions of Law stated herein, RICARDO
19 PEINADO, JR., is ordered to immediately desist and refrain from performing any and all acts
20 within the State of California for which a real estate broker license is required, and in particular,
21 from providing or participating in property management services for others and for compensation
22 and/or the expectation of compensation.

23 DATED: June 13, 2014

24 Real Estate Commissioner

25
26 By: 

27 By: JEFFREY MASON
Chief Deputy Commissioner

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

-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)”

To: Ricardo Peinado, Jr.