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SEP 20 2017

BUREAU OF REAL ESTATE

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8 **BEFORE THE BUREAU OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 * * *

11 To:)
12) NO. H- 12122 SF
13 KATHLEEN HALFON)
14) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

16
17 The Real Estate Commissioner (Commissioner) of the State of California has
18 caused an investigation to be made into the activities of KATHLEEN HALFON, a.k.a. KATE
19 HALFON, ("HALFON") that fall within the meaning of Section 10131 (real estate broker
20 defined) of the California Business & Professions Code ("the Code"). Based upon the findings
21 of that investigation, as set forth below, the Commissioner has determined and is of the opinion
22 that:

23 HALFON has violated Section 10130 (license required to act as a real estate
24 broker) of the Code by engaging in the business of or acting as a real estate salesperson or broker,
25 within the meaning of Section 10131(b) (engaging in property management activities) of the
26 Code, without first having obtained a real estate license from the California Bureau of Real
27 Estate ("Bureau").

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1 Whenever acts referred to below are attributed to HALFON, those acts are alleged
2 to have been done by HALFON, acting by herself, or by and/or through one or more known or
3 unknown agents, associates, and/or co-conspirators, and using other names or fictitious business
4 names including, but not limited to MELANGE SERVICES.

5 FINDINGS OF FACT

- 6 1. At no time within the last three years was HALFON licensed by the
7 Bureau as a real estate salesperson or real estate broker.
- 8 2. On or about July 25, 2017, HALFON offered and negotiated with undercover
9 Special Investigators to solicit for prospective tenants, negotiate leases, and collect rent from real
10 property or improvements thereon located within the State of California for or in expectation of
11 compensation.
- 12 3. On or about July 27, 2017, HALFON held herself out as a property manager at
13 Melange Services in her LinkedIn profile located at www.linkedin.com/in/kate-halfon-22593130.
- 14 4. On or about September 8, 2016, HALFON, via e-mail, offered and negotiated
15 with an undercover Special Investigator to solicit for prospective tenants, negotiate leases, and
16 collect rent from real property or improvements thereon located within the State of California for
17 or in expectation of compensation.

18 CONCLUSIONS OF LAW

19 5. Based on the findings of fact contained in paragraphs 1 through 4, above,
20 HALFON, among other things, solicited and/or performed services for landlords, including but
21 not limited to soliciting for prospective tenants, negotiating leases, and collecting rents from real
22 property or improvements thereon on behalf of landlords, for or in expectation of compensation
23 in violation of Sections 10130 and 10131(b) of the Code.

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DESIST AND REFRAIN ORDER

KATHLEEN HALFON IS HEREBY ORDERED to immediately desist and refrain from performing any and all acts within the State of California for which a real estate license is required, unless and until she obtains a real estate broker license.

DATED: 8/31/17

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI
Chief Deputy Commissioner

-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)...."