

FILED

JAN 12 2024

DEPARTMENT OF REAL ESTATE

By B. Nicholas

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:)
12) No. H-12697 SF
13) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)

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

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

26 Whenever acts referred to below are attributed to MARTIN, those acts are alleged
27 to have been done by MARTIN, acting by himself, or by and/or through one or more known or

1 unknown agents, associates, and/or co-conspirators, and using other names or fictitious business
2 names including, but not limited to Amador Valley Property Management.

3 FINDINGS OF FACT

4 1. On February 5, 2018, Martin's real estate salesperson license expired. Martin
5 did not submit an application to renew his license.

6 2. Effective May 30, 2019, in Department Case No. 12229 SF, Martin's real estate
7 salesperson license rights were revoked and have not been reinstated as of the date of this Order
8 to Desist and Refrain.

9 3. On or about February 5, 2019, Martin negotiated a one-year lease for the
10 property located at 242 Birch Creek Drive, Pleasanton, CA 94566 ("Birch Creek Drive"). Martin
11 negotiated the lease for or in expectation of compensation on behalf of the owner, Emily S.

12 4. On or about May 1, 2023, Martin negotiated a one-year lease renewal for the
13 property located at Birch Creek Drive. Martin negotiated the lease for or in expectation of
14 compensation on behalf of the owner, Emily S.

15 5. On or about May 2, 2023, Martin collected a management fee and releasing fee
16 from Emily S. for his property management services for Birch Creek Drive.

17 6. On or about May 15, 2023, Martin negotiated a one-year lease renewal for the
18 property located at 4098 Rennellwood Way, Pleasanton, CA 94556 ("Rennellwood Way").
19 Martin negotiated the lease for or in expectation of compensation on behalf of the owner, Emily
20 S.

21 7. On or about June 2, 2023, Martin collected a management fee and releasing fee
22 from Emily S. for his property management services for Rennellwood Way.

23 CONCLUSIONS OF LAW

24 8. Based on the findings of fact contained in paragraphs 1 through 7, above,
25 MARTIN, among other things, solicited and/or performed services for landlords, including but
26 not limited to soliciting for prospective tenants, negotiating leases, and collecting rents from real

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1 property or improvements thereon on behalf of landlords, for or in expectation of compensation
2 in violation of Sections 10130 and 10131(b) of the Code.

3 DESIST AND REFRAIN ORDER

4 MANUEL NORMAN MARTIN IS HEREBY ORDERED to immediately desist
5 and refrain from performing any and all acts within the State of California for which a real estate
6 license is required, unless and until he obtains a real estate broker license.

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8 DATED: 12/21/23

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10
11 DOUGLAS R. McCAULEY
12 REAL ESTATE COMMISSIONER

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14
15 -NOTICE-

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17 Business and Professions Code Section 10139 provides that "Any person acting
18 as a real estate broker or real estate salesperson without a license or who advertises using words
19 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
20 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
21 imprisonment in the county jail for a term not to exceed six months, or by both fine and
22 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
23 (\$60,000)...."