

*Ames to  
Dae*

1 Department of Real Estate  
2 320 West 4th Street, Ste. 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 576-6911 (direct)  
5 -or- (213) 576-6982 (office)

**FILED**  
JUN 27 2008  
DEPARTMENT OF REAL ESTATE

By: *K. J. Deady*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO:  
12  
13 KINGA A. LOVASZ dba Maximum  
14 Property Management Inc.  
15

No. H-33010 LA  
ORDER TO DESIST  
AND REFRAIN

16  
17 The Real Estate Commissioner of the State of California  
18 (Commissioner) has caused an investigation to be conducted of  
19 your activities, as described herein, and based upon the findings  
20 of that investigation, is of the opinion that you, KINGA A.  
21 LOVASZ, operating as Maximum Property Management Inc., have  
22 violated Section 10130 of the California Business and Professions  
23 Code (Code).

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1.

At no time herein mentioned, were you licensed by the Department of Real Estate of the State of California (Department) as a real estate broker or a real estate salesperson employed by a real estate broker.

2.

From March 12, 2002, to date, you, KINGA A. LOVASZ, have held yourself out as and represented that you were a real estate broker doing business under the corporate or fictitious business name of Maximum Property Management Inc., a California corporation. You have solicited renters and owners and collected rents on behalf of the owners of the following real properties for compensation: (1) 1046-1050 Allen Ave., Glendale; (2) 11004 Blix Ave, Toluca Lake; and, (3) 731 S. New Hampshire Ave., Los Angeles. Additionally, and you have been a signatory on the following Maximum Property Management Inc. property management bank accounts:

"Allen BWB, LLC Bank Account (B/A #1)  
Account No. 0412896769"

"Charles J. Weingarten, John T. Walker, Kinga A. Lovasz Bank Account (B/A #2)  
Account No. 0112113991"

"The David & Rochelle Wong Rev. Trust David H. Wong Trustee Bank Account (B/A #3)  
Account No. 0412884884"

"2050 FP BWB, LLC Bank Account (B/A #4)  
Account No. 0412896777"

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2 "John T. Walker, Charles J. Weingarten, Kinga A. Lovasz  
'Vineland Villa' Bank Account (B/A #5)  
3 Account No. 0112114009"

4 "Graham E. Sanchez, Kinga A. Lovasz Bank Account (B/A #6)  
5 Account No. 0112114009"

6 "Stocker BWB, LLC Bank Account (B/A #7)  
7 Account No. 0412896785"

8  
9 3.

10 At your office located at 13321 Ventura Blvd, Sherman  
11 Oaks, California 91423, as President and sole shareholder of  
12 Maximum Property Management Inc., a California corporation, you  
13 have held yourself out to be a licensed property manager, by  
14 performing property management services for 2130 Fair Park Avenue  
15 #110, Eagle Rock, California, for tenant Denis Comely including  
16 but not limited to serving a Three Day Notice to Quit or Pay Rent  
17 on or about February 27, 2003.

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19 4.

20 Your conduct, as described in Paragraphs 2 and 3, is  
21 that of a real estate broker as set forth in Code Section  
22 10131(b).

23 5.

24 You violated Section 10130 of the Code by acting in  
25 the capacity of a licensee when you were not licensed as a real  
26 estate broker.

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PRIOR DEPARTMENTAL ACTION

11.

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3 On July 16, 2002, in Case No. H-29597 LA, an ORDER TO  
4 DESIST AND REFRAIN was filed against you and Maximum Property  
5 Management Inc., under Section 10086 of the Code (Engaging in  
6 Prohibited Activity, Order to Desist and Refrain) for violation  
7 of Code Section 10130, based upon your unlicensed property  
8 management activities and that of your corporation Maximum  
9 Property Management Inc.

10 NOW, THEREFORE, YOU, KINGA A. LOVASZ, ARE ORDERED TO  
11 DESIST AND REFRAIN from performing any and all acts requiring a  
12 real estate license in California unless and until you obtain the  
13 required license from the Department.  
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15  
16 DATED 6-21, 2006.

17  
18 JEFF DAVI  
19 Real Estate Commissioner  
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26 cc: Kinga A. Lovasz  
27 c/o Maximum Property Management Inc.  
13321 Ventura Blvd, Sherman Oaks, California 91423