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1 Department of Real Estate  
2 320 West Fourth St. #350  
3 Los Angeles, CA 90013  
4 (213) 576-6982

FILED  
MAY 27 2011  
DEPARTMENT OF REAL ESTATE

By C.2

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-37303 LA  
12 INTEGRATED PROPERTY SERVICES )  
13 GROUP INC. and ) ORDER TO DESIST  
14 CHARLES J. GILL ) AND REFRAIN  
) (B&P Code Section 10086)

15 The Real Estate Commissioner of the State of California ("Commissioner") has  
16 caused an investigation to be made of the activities of INTEGRATED PROPERTY SERVICES  
17 GROUP INC. and CHARLES J. GILL. Based on that investigation, the Commissioner has  
18 determined that INTEGRATED PROPERTY SERVICES GROUP INC. and CHARLES J. GILL  
19 have engaged in, are engaging in, and/or are attempting to engage in, acts or practices  
20 constituting violations of the California Business and Professions Code ("Code"). Such practices  
21 include acting in the capacity of, advertising, or assuming to act as a real estate broker in the  
22 State of California within the meaning of Code Section 10131(b) (leasing, renting, offering to  
23 lease or rent, soliciting listings of places for rent, or collecting rents from real property on behalf  
24 of another or others). Based on that investigation, the Commissioner hereby issues the following  
25 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of  
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1 Section 10086 of the Code.

2 FINDINGS OF FACT

3 1. INTEGRATED PROPERTY SERVICES GROUP, INC. ("IPSGI") is not  
4 now, and has never been, licensed by the Department of Real Estate of the State of California  
5 ("Department") as a corporate real estate broker or as the fictitious business name of a real estate  
6 broker.

7 2. CHARLES J. GILL ("GILL") is not now, and has never been, licensed by the  
8 Department as a real estate broker or as a salesperson employed by a real estate broker. At all  
9 times relevant herein, GILL was president of IPSGI.  
10

11 3. Beginning on or before July 28, 2009, and continuing to the present time,  
12 IPSGI and GILL have operated a property management company through which they negotiated  
13 leases and collected rents on behalf of property owners in expectation of compensation.

14 4. On or about July 28, 2009, GILL, as agent of IPSGI, sent a "Notice of  
15 Building Management Change," and "Notice to Pay Rent or Surrender Possession," to a tenant of  
16 premises owned by Ohana West LLC, located at 24303 Walnut Street, Unit E, Newhall, CA  
17 91321. This correspondence claimed that rent on the unit was in arrears and that it should be  
18 paid to IPSGI as the property management company on behalf of the owners.  
19

20 5. Beginning on or about July 29, 2009, and continuing through on or after  
21 September 29, 2009, GILL, as an agent of IPSGI, negotiated the terms of a lease with a tenant of  
22 24303 Walnut Street, Suite A, Newhall, CA 91321, on behalf of the owners.  
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CONCLUSIONS OF LAW

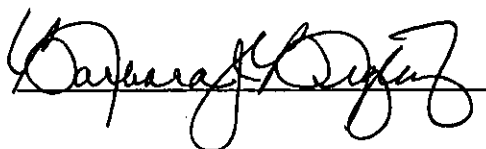
The conduct, acts and/or omissions of INTEGRATED PROPERTY SERVICES GROUP INC. and CHARLES J. GILL, negotiating leases and collecting rents on behalf of owners of rental property when they were not licensed by the Department is in violation of Code Section 10130.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, INTEGRATED PROPERTY SERVICES GROUP INC., and CHARLES J. GILL, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular, they are ORDERED TO DESIST AND REFRAIN from negotiating leases and collecting rents on behalf of owners of rental property and from charging, demanding, claiming, collecting and/or receiving a fee for any of the services offered by them to others, unless and until they obtain a real estate broker license issued by the Department, and until they demonstrate and provide evidence satisfactory to the Commissioner that they are in full compliance with all of the requirements of the Code and Commissioner's Regulations relating to charging, collecting, and accounting for fees.

DATED: 5/17, 2011.

Real Estate Commissioner



1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
2 real estate broker or real estate salesperson without a license or who advertises using words  
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
4 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)."

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24 cc: Integrated Property Services Group Inc.  
25 Charles J. Gill  
26 25247 Avenue Tibbits  
Valencia, CA 91355

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