

Department of Real Estate
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FILED

MAR - 8 2012

DEPARTMENT OF REAL ESTATE

BY: CR

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:)
) NO. H- 37955 LA
)
) METRO INVESTMENTS & PROPERTY)
) SERVICES; TERRA-BELLA PROPERTY)
) MANAGEMENT; TERRA BELLA)
) PROPERTY SERVICES;)
) METRO SERENDIB CORPORATION;) (B&P Code Section 10086)
) THILINA "TONY" BALASURIYA;)
) DARSHI BALASURIYA;)
) ROHAN BALASURIYA, and/or any other)
) fictitious business name(s) being used by the)
) above.)

The Commissioner (Commissioner) of the California Department of Real Estate
(Department) caused an investigation to be made of the activities of METRO INVESTMENTS &
PROPERTY SERVICES; TERRA-BELLA PROPERTY MANAGEMENT; TERRA BELLA
PROPERTY SERVICES; METRO SERENDIB CORPORATION; THILINA "TONY"
BALASURIYA; DARSHI BALASURIYA; and ROHAN BALASURIYA, doing business as
Metro Investments & Property Services, Terra-Bella Property Services, Metro Serendib
Corporation and/or any other unknown fictitious business name(s). Based on the investigation,
the Commissioner has determined that TERRA-BELLA PROPERTY MANAGEMENT,

1 TERRA BELLA PROPERTY SERVICES, METRO SERENDIB CORPORATION, THILINA
2 "TONY" BALASURIYA, DARSHI BALASURIYA and ROHAN BALASURIYA have engaged
3 in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the
4 California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of
5 Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising
6 or assuming to act as a real estate broker in the State of California within the meaning of Section
7 10131(b) (offer to lease, solicit listings of places for rent, solicit prospective tenants, negotiate
8 the sale, purchase or exchange of leases on real property, or collect rents from real property or
9 improvements thereon) of the Code. Furthermore, based on the investigation, the Commissioner
10 hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order
11 under the authority of Section 10086 of the Code.
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14 Whenever acts referred to below are attributed to METRO INVESTMENTS &
15 PROPERTY SERVICES, TERRA-BELLA PROPERTY MANAGEMENT, TERRA BELLA
16 PROPERTY SERVICES or METRO SERENDIB CORPORATION, those acts are alleged to
17 have been done by THILINA "TONY" BALASURIYA, DARSHI BALASURIYA and ROHAN
18 BALASURIYA, acting by themselves, or by and/or through one or more agents, associates,
19 affiliates, and/or co-conspirators, and using the names METRO INVESTMENTS & PROPERTY
20 SERVICES, TERRA-BELLA PROPERTY MANAGEMENT, TERRA BELLA PROPERTY
21 SERVICES, METRO SERENDIB CORPORATION, or other names or fictitious names
22 unknown at this time.
23

24 FINDINGS OF FACT

25
26 1. At no time herein mentioned has METRO INVESTMENTS & PROPERTY
27 SERVICES been licensed by the Department in any capacity.

1 2. At no time herein mentioned has TERRA-BELLA PROPERTY
2 MANAGEMENT been licensed by the Department in any capacity.

3 3. At no time herein mentioned has TERRA BELLA PROPERTY SERVICES
4 been licensed by the Department in any capacity.

5 4. From May 9, 2002 through May 22, 2010, METRO SERENDIB
6 CORPORATION was licensed as a real estate corporate broker (Department License No.
7 01332627). On August 26, 2004, METRO SERENDIB CORPORATION's license was
8 suspended for violations of Code Sections 10130, 10177(d), 10177(f), and Regulations 2731
9 and 2740 in Department Case No. H-30128 LA.

10 5. From August 10, 1993, through September 8, 2008, THILINA "TONY"
11 BALASURIYA was licensed as a real estate salesperson (Department License No. 01165537).
12 On August 26, 2004, THILINA "TONY" BALASURIYA's real estate salesperson license was
13 revoked with right to a restricted real estate salesperson license for violations of Code Sections
14 10130, 10137, 10145(c), 10176(i), 10177(d), 10177(j), and Regulation 2731 in Department
15 Case No. H-30128 LA. On April 28, 2005, THILINA "TONY" BALASURIYA's restricted
16 real estate salesperson license was indefinitely suspended.

17 6. At no time herein mentioned has DARSHI BALASURIYA been licensed by
18 the Department in any capacity.

19 7. At no time herein mentioned has ROHAN BALASURIYA been licensed by
20 the Department in any capacity.

21 8. THILINA "TONY" BALASURIYA, DARSHI BALASURIYA and ROHAN
22 BALASURIYA own or direct METRO INVESTMENTS & PROPERTY SERVICES,
23 TERRA-BELLA PROPERTY MANAGEMENT, TERRA BELLA PROPERTY SERVICES,
24 METRO SERENDIB CORPORATION.

25 9. TERRA-BELLA PROPERTY MANAGEMENT and TERRA BELLA
26 PROPERTY SERVICES are fictitious business names of METRO INVESTMENTS &
27 PROPERTY SERVICES THILINA "TONY" BALASURIYA, DARSHI BALASURIYA

1 and/or ROHAN BALASURIYA.

2 10. From May 9, 2002, through the present, THILINA "TONY"
3 BALASURIYA, DARSHI BALASURIYA and ROHAN BALASURIYA, while using the
4 fictitious business names METRO INVESTMENTS & PROPERTY SERVICES, TERRA-
5 BELLA PROPERTY MANAGEMENT, TERRA BELLA PROPERTY SERVICES, METRO
6 SERENDIB CORPORATION and any other fictitious business name(s) unknown at this time,
7 have been offering to lease, soliciting listings of places for rent, soliciting prospective tenants,
8 negotiating the sale, purchase or exchange of leases on real property, or collecting rents from
9 real property or improvements thereon) within the meaning of Code Section 10131(b).

10 11. THILINA "TONY" BALASURIYA, DARSHI BALASURIYA and
11 ROHAN BALASURIYA began operating METRO INVESTMENTS & PROPERTY
12 SERVICES, TERRA-BELLA PROPERTY MANAGEMENT, and TERRA BELLA
13 PROPERTY SERVICES and offered property management services to others within the
14 meaning of Code Section 10131(b) following the suspension of METRO SERENDIB
15 CORPORATION's corporate broker license on April 28, 2005.

16 12. From January, 1993 through August 31, 2009, Francisco S. worked as a
17 handyman for METRO INVESTMENTS & PROPERTY SERVICES and/or METRO
18 SERENDIB CORPORATION, which conducted property management services for others.

19 13. TERRA-BELLA PROPERTY MANAGEMENT and TERRA BELLA
20 PROPERTY SERVICES continue to advertise property management services to others within
21 the meaning of Code Section 10131(b) through various sources including, but not limited to,
22 print publications and on the internet at www.terrabellamanagement.com.

23 CONCLUSIONS OF LAW

24 14. Based on the findings of fact contained in paragraphs 1 through 13,
25 THILINA "TONY" BALASURIYA, DARSHI BALASURIYA and ROHAN BALASURIYA,
26 acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-
27 conspirators, and using the names METRO INVESTMENTS & PROPERTY SERVICES,

1 TERRA-BELLA PROPERTY MANAGEMENT, TERRA BELLA PROPERTY SERVICES,
2 METRO SERENDIB CORPORATION or other names or fictitious names unknown at this
3 time, offered to lease, solicited listings of places for rent, solicited prospective tenants,
4 negotiated the sale, purchase or exchange of leases on real property, or collected rents from real
5 property or improvements thereon, which requires a real estate license under Code Section
6 10131(b), during a period of time when METRO INVESTMENTS & PROPERTY
7 SERVICES, TERRA-BELLA PROPERTY MANAGEMENT, TERRA BELLA PROPERTY
8 SERVICES, METRO SERENDIB CORPORATION, THILINA "TONY" BALASURIYA,
9 DARSHI BALASURIYA and ROHAN BALASURIYA were not licensed by the Department
10 in any capacity, in violation of Section 10130 of the Code.

11 DESIST AND REFRAIN ORDER

12 Based on the Findings of Fact and Conclusions of Law stated herein, METRO
13 INVESTMENTS & PROPERTY SERVICES, TERRA-BELLA PROPERTY MANAGEMENT,
14 TERRA BELLA PROPERTY SERVICES, METRO SERENDIB CORPORATION, THILINA
15 "TONY" BALASURIYA, DARSHI BALASURIYA and ROHAN BALASURIYA, doing
16 business under your own names or any other names or fictitious names, ARE HEREBY
17 ORDERED to immediately desist and refrain from performing any acts within the State of
18 California for which a real estate broker license is required, and in particular, offering to lease,
19 soliciting listings of places for rent, soliciting prospective tenants, negotiating the sale, purchase
20 or exchange of leases on real property, or collecting rents from real property or improvements
21 thereon, unless and until you obtain a real estate broker license issued by the Department.

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23 DATED: 2/17, 2012

24 BARBARA J. BIGBY
25 Acting Real Estate Commissioner

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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
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
7 (\$60,000)."

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19 cc: Metro Investments & Property Services, Terra-Bella Property Management,
20 Terra Bella Property Services, Metro Serendib Corporation, Thilina "Tony" Balasuriya,
21 Darshi Balasuriya, and Rohan Balasuriya
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