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Bureau of Real Estate
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FILED

JUN 20 2017

BUREAU OF REAL ESTATE

By Jim Ga

BEFORE THE BUREAU OF REAL ESTATE
DEPARTMENT OF CONSUMER AFFAIRS
STATE OF CALIFORNIA

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To:) No. 40681 LA
)
RONALD LEE ROCK) ORDER TO DESIST
) AND REFRAIN
)
) (B&P Code Section 10086)
)

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of RONALD LEE ROCK ("ROCK"), and has determined that ROCK, and/or any other fictitious business names used by ROCK, has engaged in or is engaging in acts or practices constituting violations of the California Business and Professions Code ("Code"), including engaging in the business of, acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of California within the meaning of Section 10131(b) of the Code (leasing or renting or offering to lease or to rent or soliciting for prospective tenants or collecting rents from real property or improvements thereon). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

ORDER TO DESIST AND REFRAIN - RONALD LEE ROCK

1 Whenever acts referred to below are attributed to ROCK, those acts are alleged
2 to have been done by ROCK, acting by himself, or by and/or through one or more agents,
3 associates, affiliates, co-conspirators, and/or other names or fictitious names unknown at this
4 time.

5 FINDINGS OF FACT

6 1. From July 11, 1986 through August 23, 2011, ROCK was licensed and/or had
7 license rights issued by the Bureau as a real estate salesperson (License ID 00932612).
8 Since August 23, 2011 through the present, ROCK has not been licensed by the Bureau in any
9 capacity.

10 2. During the period of time set out below, ROCK proceeded to do one or more
11 of the following acts for another or others, for or in expectation of compensation: lease or rent
12 or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for
13 prospective tenants, or collect rents from real property, or improvements thereon.

14 3. On or about March 28, 2016, the Bureau received a complaint from D. C.¹, a
15 California resident, against ROCK. D.C.'s complaint alleged, among other things, that ROCK
16 actively operated and managed his property located at 42817 Fanchon Avenue in Lancaster,
17 California ("Fanchon Property").

18 4. During the period of approximately June 28, 2015 through February 7, 2016,
19 for or in expectation of compensation, ROCK solicited for prospective tenants, leased or offered
20 to lease or rent, and collected rental payments from the tenant(s) located at the Fanchon
21 Property.

22 5. On or about June 28, 2015, D.C. hired ROCK to manage the Fanchon Property
23 for a monthly service fee of \$105.00. Shortly after hiring ROCK, ROCK solicited tenants for
24 the Fanchon Property through online advertisement.

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27 ¹ Initials are used in place of individual's full name to protect their privacy. Documents containing individual's full name will be provided during the discovery phase of this case to Respondent and/or his attorney, after service of a timely and proper request for discovery on Complainant's counsel.

1 6. On or about August 27, 2015, ROCK and the tenants at the Fanchon Property
2 signed a year-long lease agreement to begin September 15, 2015. ROCK listed himself as the
3 person to whom rent be paid. Tenants were instructed to place their rent payment in the mail
4 slot at ROCK's address of 1648 Pine Court Unit B, Lancaster, California 93535. ROCK signed
5 the lease agreement as "manager."

6 7. On or about September 8, 2015, D.C. issued a check to ROCK in the amount
7 of \$210.00 for the months of September and October in 2015.

8 8. On or about October 26, 2015, D.C. issued a check to ROCK in the amount of
9 \$210.00 for the months of November and December in 2015.

10 9. On or about January 9, 2016, D.C. issued a check to ROCK in the amount of
11 \$105.00 for the month of January in 2016.

12 10. On or about February 7, 2016, D.C. issued a check to ROCK in the amount
13 of \$105.00 for the final payment.

14 CONCLUSIONS OF LAW

15 11. Based on the information contained in Paragraphs 1 through 10 above,
16 RONALD LEE ROCK, acting by himself, or by and/or through one or more agents, associates,
17 affiliates, co-conspirators, and/or other names or fictitious names unknown at this time, did one
18 or more of the following acts for another or others, for or in expectation of compensation: lease
19 or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit
20 for prospective tenants, or collect rents from real property, or improvements thereon, all of
21 which requires a real estate license under Section 10131(b) of the code, when RONALD LEE
22 ROCK was not licensed by the Bureau to conduct such activities, in violation of Section 10130
23 of the Code.

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RONALD LEE ROCK, individually and whether doing business under his own name, any other name, or any fictitious name, IS 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, and in particular, doing one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from real property, or improvements thereon, or engage in rental property management activities of any kind whatsoever unless and until RONALD LEE ROCK obtains a real estate broker license issued by the Bureau.

WAYNE S. BELL
REAL ESTATE COMMISSIONER

By: DANIEL J. SANDRI
Chief Deputy Commissioner

Notice: California Business and Professions Code section 10139 provides, “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).”

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