

*Flag facts*

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**FILED**

**APR 03 2019**

**DEPT. OF REAL ESTATE**  
*By Angela Larmer*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

10 To: ) DRE No. H-41338 LA  
11 )  
11 SHERRY L. TRANTER and ART TRANTER. ) ORDER TO DESIST  
12 ) AND REFRAIN  
12 ) (B&P Code Section 10086)  
13 )

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15 The Commissioner ("Commissioner") of the California Department of Real Estate  
16 ("Department") caused an investigation to be made of the activities of SHERRY L. TRANTER  
17 and ART TRANTER (collectively "Respondents"). Based on that investigation the  
18 Commissioner has determined that Respondents, while using fictitious business names  
19 including, but not limited to, STAT PROPERTY MANAGEMENT and STAT  
20 MANAGEMENT, have engaged in or are engaging in acts or practices constituting violations  
21 of the California Business and Professions Code ("Code"), including engaging in the business  
22 of, acting in the capacity of, advertising, or assuming to act, as real estate brokers in the State of  
23 California within the meaning of Section 10131(b) of the Code (leasing or renting or offering to  
24 lease or to rent or soliciting for prospective tenants or collecting rents from real property or

1 improvements thereon). Based on the findings of that investigation, as set forth below, the  
2 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order  
3 pursuant to Section 10086 of the Code.

4 Whenever acts referred to below are attributed to Respondents, those acts are alleged to  
5 have been done by SHERRY TRANTER and/or ART TRANTER, acting by themselves or by  
6 and/or through one or more agents, associates, affiliates, co-conspirators, and/or other names or  
7 fictitious names unknown at this time.

8 FINDINGS OF FACT

9 1. Respondents have never been licensed by the Department in any capacity.

10 2. On or about July 21, 2016, Respondent SHERRY L. TRANTER filed or caused to  
11 be filed, a Fictitious Business Name Statement with the County Clerk's Office of the County of  
12 San Bernardino, for use of the fictitious business name, STAT PROPERTY MANAGEMENT.

13 3. On or about September 1, 2016, J.T.H.<sup>1</sup> entered into a property management  
14 agreement with STAT PROPERTY MANAGEMENT for the rental, leasing, operation, and  
15 management of J.T.H.'s real property located at 14503 Barksdale Circle, Adelanto, California  
16 ("Barksdale property").

17 4. According to the property management agreement, STAT PROPERTY  
18 MANAGEMENT would receive a ten percent (10%) management fee per month from the  
19 monthly rent collected and a rental or leasing fee of thirty percent (30%) of a full month's rent,  
20 among various other compensation terms.

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24 <sup>1</sup> 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(s), after service of a timely and proper request for discovery on Department's counsel.

1           5.    On or about May 11, 2017, Respondent SHERRY L. TRANTER filed or caused to  
2 be filed, a Fictitious Business Name Statement with the County Clerk's Office of the County of  
3 San Bernardino, for abandonment of the use of the fictitious business name, STAT  
4 PROPERTY MANAGEMENT.

5           6.    On or about September 5, 2017, Respondents negotiated on behalf of J.T.H., a  
6 two-year lease of the Barksdale property with tenants, E.S. and R.R. The tenants signed a  
7 Residential Rental Agreement with STAT PROPERTY MANAGEMENT. The agreement  
8 states that the tenants were to deliver the monthly rent payment to Respondents' business office  
9 at: 17100 Bear Valley Rd., Ste. B-538, Victorville, California 92395. Respondent SHERRY L.  
10 TRANTER signed the rental agreement as the representative for STAT MANAGEMENT.

11           7.    On or about September 28, 2017, STAT MANAGEMENT issued a statement to  
12 J.T.H. which noted the collection of trust funds for the Barksdale property totaling \$2,323.33.  
13 Said trust funds included a \$1,500.00 deposit and rent totaling \$823.33 for September 11, 2017  
14 to October 1, 2017. STAT MANAGEMENT deducted a management fee of \$82.33 and a  
15 rental fee of \$390.00 from the total funds collected.

16           8.    On or about September 29, 2017, Respondents wrote a check from a STAT  
17 MANAGEMENT bank account to J.T.H. for \$1,851.00 for the Barksdale property.

18           9.    On or about November 14, 2017, Respondent SHERRY L. TRANTER filed or  
19 caused to be filed, a Fictitious Business Name Statement with the County Clerk's Office of the  
20 County of San Bernardino, for use of the fictitious business name, STAT MANAGEMENT,  
21 with a business address located at: 17100 Bear Valley Rd., Ste. B-538, Victorville, California  
22 92395.

23           10.   On or about July 27, 2018, J.T.H. terminated the property management agreement  
24 with Respondents.

1 11. On or about August 27, 2018, the Department received a complaint from J.T.H.  
2 concerning Respondents' unlicensed property management activities.

3 12. On or about December 1, 2018, J.T.H. received a letter from ART TRANTER and  
4 STAT MANAGEMENT demanding monies for property management fees allegedly owed to  
5 STAT MANAGEMENT.

6 CONCLUSIONS OF LAW

7 Based on the information contained in Findings of Fact, Paragraphs 1 through 12 above,  
8 Respondents SHERRY L. TRANTER and ART TRANTER, acting by themselves, or by and/or  
9 through one or more agents, associates, affiliates, and/or co-conspirators, did one or more of the  
10 following acts for another or others, for or in expectation of compensation: lease or rent or offer  
11 to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective  
12 tenants, or collect rents from real property, or improvements thereon, all of which requires a  
13 real estate license under Section 10131(b) of the code, when Respondents were not licensed by  
14 the Department to conduct such activities, in violation of Section 10130 of the Code.

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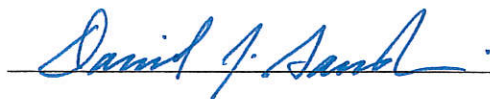
1 DESIST AND REFRAIN ORDER

2 Based on the Findings of Fact and Conclusions of Law stated herein:

3 Respondents SHERRY L. TRANTER and ART TRANTER, whether doing  
4 business under their own names, any other names, or any fictitious business names including,  
5 but not limited to, STAT PROPERTY MANAGEMENT and STAT MANAGEMENT, ARE  
6 HEREBY ORDERED to immediately desist and refrain from performing any acts within the  
7 State of California for which a real estate broker license is required, and in particular, doing one  
8 or more of the following acts for another or others, for or in expectation of compensation: lease  
9 or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for  
10 prospective tenants, or collect rents from real property, or improvements thereon, or engage in  
11 rental property management activities of any kind whatsoever unless and until Respondents  
12 obtain a real estate broker license issued by the Department.

13 DATED: March 28, 2019.

14 DANIEL J. SANDRI  
15 Acting Real Estate Commissioner

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19 **Notice:** Business and Professions Code section 10139 provides that “Any person acting as a  
20 real estate broker or real estate salesperson without a license or who advertises using words  
21 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
22 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).”

23 cc: Sherry L. Tranter  
24 Art Tranter  
STAT Property Management