

PLAS

**FILED**

**JUL - 2 2020**

**DEPT. OF REAL ESTATE**

By *alshou*

1 DEPARTMENT OF REAL ESTATE  
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3 Los Angeles, CA 90013  
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8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

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11 To: )  
12 ) NO. H-41688 LA  
13 ARMIK MIKAILIAN ) ORDER TO DESIST AND  
14 ) REFRAIN  
15 ) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real Estate  
17 ("Department") caused an investigation to be made into the activities of ARMIK MIKAILIAN  
18 ("MIKAILIAN"). Based on the investigation, the Commissioner has determined that  
19 MIKAILIAN and/or any other fictitious business name used by MIKAILIAN, has engaged in, is  
20 engaging in, or is attempting to engage in, acts or practices constituting violations of the  
21 California Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code  
22 of Regulations ("Regulations"), including the business of, acting in the capacity of, and/or  
23 advertising or assuming to act as a real estate broker in the State of California within the  
24 meaning of Code Section 10131(b) (leasing, offering to lease, or collecting rents for the real  
25 property of another) of the Code. Furthermore, based on the investigation, the Commissioner  
26 hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order  
27 under the authority of Section 10086 of the Code.

1 Whenever acts referred to below are attributed to MIKAILIAN., those acts are  
2 alleged to have been done by MIKAILIAN acting by himself, or by and/or through one or more  
3 agents, associates, affiliates, and/or co-conspirators.

4 FINDINGS OF FACT

5 1. MIKAILIAN was licensed by the Department as a real estate broker from  
6 July 10, 2006 to July 6, 2015, when his license was revoked due to his conviction for violation  
7 of Penal Code section 487(a) (grand theft), a felony. The conviction was substantially related  
8 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,  
9 functions or duties of a real estate licensee, and constituted cause under Sections 490 and  
10 10177(b) of the Code for the suspension or revocation of the license and license rights of  
11 Respondent under the Real Estate Law. MIKAILIAN was also licensed by the Department as a  
12 real estate salesperson starting in September 7, 1984. MIKAILIAN has not been licensed by  
13 the Department since his license was revoked on July 6, 2015.

14 2. During the period of time set out below, MIKAILIAN negotiated to do one or  
15 more of the following acts for another or others, for or in expectation of compensation:

- 16 a. lease or rent or offers to lease or rent, or place for rent or solicit  
17 listings of places for rent, or solicit for prospective tenants, or  
18 negotiate the sale, purchase or exchange of leases on real property,

19 3. On or about August 29, 2018, the Department received a complaint from  
20 E.T., who inherited a commercial property ("subject property"). Upon the expiration of the 5-  
21 year lease with the tenants, E.T. enlisted the services of MIKAILIAN because he was  
22 documented as the agent who negotiated the existing lease. MIKAILIAN sent lease renewal  
23 documents for E.T. to sign, an invoice for \$30,766.18, and a W9 tax form. Shortly after these  
24 documents were sent, MIKAILIAN requested a check to be written out to him and for it to be  
25 mailed to his address. E.T. became suspicious and upon closer inspection he noticed that  
26 Archetype Commercial Realty dba Archetype Real Estate Group, Inc. was listed under the  
27 invoice and signed by a KRICH ADARY ("ADARY"); however, the existing lease was done

1 by Coldwell Banker Residential Brokerage Company ("CBRBC"). E.T. called CBRBC's  
2 branch office located at 620 North Brand Blvd., Second Floor, Glendale, CA 91203, and  
3 learned that MIKAILIAN was once an agent there but had his license revoked. E.T. also  
4 learned that the Archetype Commercial Realty had no right in charging for the lease renewal.  
5 Therefore, E.T. never paid Archetype Commercial Realty nor MIKAILIAN or ADARY any  
6 commission.

7 CONCLUSIONS OF LAW

8 Based on the findings of fact contained in paragraphs 1 through 3, ARMIK  
9 MIKAILIAN, acting by himself, or by and/or through one or more agents, associates, affiliates,  
10 and/or co-conspirators, leased, offered to lease, or collected rents for the real property of others,  
11 which acts require a real estate broker license under Section 10131(b) of the Code, during a  
12 period of time ARMIK MIKAILIAN was not licensed by the Department as a real estate broker,  
13 in violation of Section 10130 of the Code.

14 DESIST AND REFRAIN ORDER

15 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
16 herein, it is hereby ordered that ARMIK MIKAILIAN whether doing business under his own  
17 name, or any other name, IS HEREBY ORDERED to immediately desist and refrain from  
18 performing any acts within the State of California for which a real estate broker license is  
19 required.

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22 DATED: 6.21.20

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24 DOUGLAS R. McCAULEY  
25 Real Estate Commissioner

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**Notice:** Business and Professions Code Section 10139 provides that "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)."

cc: ARMIK MIKAILIAN  
PO BOX 692  
Glendale, CA 91209