

7/18/20

1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

**FILED**

SEP 18 2020

DEPT. OF REAL ESTATE

By Ziv Gao

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

10 To:  
11 JUDITH REINA )  
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13 )  
14 )  
15 )

No. H- 41782 LA

ORDER TO  
DESIST AND REFRAIN

(B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real Estate  
17 ("Department" or "DRE") caused an investigation to be made of the activities of JUDITH  
18 REINA ("REINA"). Based on that investigation, the Commissioner has determined that REINA  
19 and/or any other fictitious business names used by REINA including but not limited to Judith  
20 Reina Seasonal Rentals and/or any other fictitious business names used by REINA, has engaged  
21 in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the  
22 California Business and Professions Code ("Code"), including violating Code Section 10130 by  
23 engaging in the business of, acting in the capacity of, and/or advertising or assuming to act as, a  
24 real estate broker in the State of California within the meaning of: Code Section 10131(b), by  
25 leasing or renting or offering to lease or rent, or placing for rent, or soliciting listings of places to  
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DESIST & REFRAIN ORDER: JUDITH REINA

1 rent, or soliciting for prospective tenants, or negotiating the sale, purchase or exchanges of leases  
2 on real property, or on a business opportunity, or collecting rent from real property, or  
3 improvements thereon, or from business opportunities (“property management”). Based on the  
4 findings of that investigation, as set forth below, the Commissioner hereby issues the following  
5 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of  
6 Section 10086 of the Code.

7 Whenever acts referred to below are attributed to REINA, those acts are alleged  
8 to have been done by REINA, acting by herself, or by and/or through one or more agents,  
9 associates, affiliates, and/or co-conspirators, and using the name Judith Reina Seasonal Rentals,  
10 or other names or fictitious names unknown at this time.

11 **FINDINGS OF FACT**

12  
13 **JUDITH REINA**

14 1. JUDITH REINA (“REINA”) is not now, and has never been licensed by the  
15 Department in any capacity.

16 2. Judith Reina Seasonal Rentals is not now, and has never been licensed by the  
17 Department in any capacity.

18 **Property Management Services Provided by REINA**

19 3 According to property owner Jerome Z. (“Owner”), REINA e-mailed him on or  
20 about June 6, 2019 and offered to provide property management services for him from June 2019  
21 to 2020 for durations of two (2) to five (5) months. In her e-mail to Owner, REINA indicated  
22 that she has been in the seasonal rental business for “over 25 years,” that she has a list of 15  
23 renters, and that she only has rental properties at The Lakes Community (“The Lakes”).  
24 According to Owner, as of 2012, all rentals at The Lakes must be thirty (30) days or longer.  
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DESIST & REFRAIN ORDER: JUDITH REINA



1 when JUDITH REINA was not licensed by the Department as a real estate broker, in violation of  
2 Section 10130 of the Code.

3 **DESIST AND REFRAIN ORDER**

4 Based upon the Findings of Fact and Conclusions of Law stated herein, JUDITH  
5 REINA, whether doing business under her own name or any other name(s) or fictitious name(s),  
6 including but not limited to Judith Reina Seasonal Rentals, IS HEREBY ORDERED to  
7 immediately desist and refrain from performing any acts within the State of California for which  
8 a real estate broker license is required. In particular, she is ORDERED TO DESIST AND  
9 REFRAIN from:

- 10 1. engaging in property management activities, as described in Code Section  
11 10131(b), individually and under any fictitious business name, unless and  
12 until she obtains the required license from the Department and is in  
13 compliance with Business and Professions Code Section 10130; and
- 14 2. performing any acts within the State of California for which a real estate  
15 broker license is required, unless she is so licensed.

16 DATED: 8/27/20 2020

17 DOUGLAS R. McCAULEY  
18 REAL ESTATE COMMISSIONER

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21 Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or  
22 real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker  
23 without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand  
24 dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and  
25 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."

26 cc: JUDITH REINA