

JUL 21 2021

**DEPT. OF REAL ESTATE**

By \_\_\_\_\_

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:

CANNERY RENTALS-J R  
MANAGEMENT INC., and JOHN  
WILLIAM JACOBS, individually and  
as designated officer of Cannery  
Rentals-J R Management Inc.,

Respondents.

DRE No. H-41935 LA

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Orders of Default filed on 06/18/2021, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondents, CANNERY RENTALS-J R MANAGEMENT INC. ("CRJRM") and JOHN WILLIAM JACOBS ("JACOBS"), collectively, "Respondents"; (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondents.

## FINDINGS OF FACT

1.

On 05/10/2021, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, Notice Concerning Cost of Audit, and Notice of Defense were mailed, by certified mail, return receipt requested, to each Respondent at each of Respondent's last known mailing address on file with the Department on 05/12/2021.

On 06/18/2021, no Notices of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondents CRJRMI's and JACOBS's defaults were entered herein.

2.

Respondent CRJRMI is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate corporation, acting by and through JACOBS as the designated officer. Respondent JACOBS is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker.

3.

At all times mentioned, in Orange County, California, Respondents CRJRMI and JACOBS acted as real estate brokers, conducting licensed activities within the meaning of Code Section 10131, subdivision (b) (leasing or renting, or soliciting prospective tenants, or collecting rents on behalf of another or others).

4.

To date, the Department has incurred investigation costs (\$4,776.55), enforcement costs (\$480.00), and audit costs (\$5,574.42) with a combined total of \$10,830.97. Respondents CRJRMI and JACOBS shall pay these costs, jointly or severally, to the Department upon the filing by any one, or more, Respondent of a petition for reinstatement pursuant to Government Code Section 11522.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on 05/12/2021, which is incorporated herein as part of this Decision.

## DETERMINATION OF ISSUES

6.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses,

license endorsements, and license rights of Respondent CRJRMI under the provisions of Sections 10177(d) and/or 10177(g), of the Business and Professions Code.

7.

The allegations contained in the Accusation, incorporated herein by reference made in Paragraph 5, above, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent JACOBS under the provisions of Sections 10177(h), 10177(d) and/or 10177(g), of the Business and Professions Code.

8.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondents CANNERY RENTALS-J R MANAGEMENT INC and JOHN WILLIAM JACOBS under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on 08/20/2021.

DATED: 7.15.21.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

Douglas R. McCauley

FILED

JUN 18 2021

DEPT. OF REAL ESTATE

By

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105  
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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA  
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11 In the Matter of the Accusation of

DRE NO. *H-41935 LA*

12 CANNERY RENTALS-J R  
13 MANAGEMENT INC.,

DEFAULT ORDER

14 Respondent.  
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16 Respondent CANNERY RENTALS-J R MANAGEMENT INC , having  
17 failed to file a Notice of Defense within the time required by Section 11506 of the  
18 Government Code, is now in default. It is, therefore, ordered that a default be entered on the  
19 record in this matter.

20 IT IS SO ORDERED JUNE 14, 2021.

21 DOUGLAS R. McCAULEY  
22 REAL ESTATE COMMISSIONER

23  
24 By:



25 CHIKA SUNQUIST

26 Assistant Commissioner, Enforcement  
27  
28

FILED

JUN 18 2021

DEPT. OF REAL ESTATE

By

1 Department of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013  
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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of: ) DRE NO. *H-41935 LA*  
12 )  
13 JOHN WILLIAM JACOBS, ) DEFAULT ORDER  
14 Respondent. )

15 Respondent JOHN WILLIAM JACOBS, having failed to file a Notice of  
16 Defense within the time required by Section 11506 of the Government Code, is now in  
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED JUNE 14, 2021.

19 DOUGLAS R. McCAULEY  
20 REAL ESTATE COMMISSIONER

21  
22 By:   
23 CHIKA SUNQUIST  
24 Assistant Commissioner, Enforcement  
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