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**FILED**

AUG 18 2021

DEPT. OF REAL ESTATE

By al Selous

1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013  
4 Telephone: (213) 576-6982

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8 **BEFORE THE DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \*\*\*\*\*

11 To: ) No. H-41980 LA  
12 )  
13 P & L MANAGEMENT SERVICES INC. )  
14 ) ORDER TO DESIST AND REFRAIN  
15 )  
16 ) (B&P Code Section 10086)

17 The Commissioner ("Commissioner") of the California Department of Real Estate  
18 ("Department") caused an investigation to be made of the activities of P & L MANAGEMENT  
19 SERVICES INC. ("PLMSI") and has determined that PLMSI has engaged in or is engaging in  
20 acts or practices constituting violations of the California Business and Professions Code  
21 ("Code"), including engaging in the business of, acting in the capacity of, advertising, or  
22 assuming to act, as a real estate broker in the State of California within the meaning of Section  
23 10131(b) of the Code (leasing or renting or offering to lease or to rent or soliciting for  
24 prospective tenants or collecting rents from real property or improvements thereon). Based on  
25 the findings of that investigation, as set forth below, the Commissioner hereby issues the  
26 following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

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ORDER TO DESIST AND REFRAIN

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

4 FINDINGS OF FACT

5 1. PLMSI is not currently licensed by the Department. PLMSI was originally  
6 licensed as real estate corporation (license no. 01926676) on or about January 28, 2013, and  
7 PLMSI's real estate license expired on or about January 27, 2017. From on or about January  
8 28, 2013 to January 27, 2017, Nicholas Anthony Peters was licensed as the designated officer of  
9 PLMSI.

10 2. From at least October 1, 2017, through the present, PLMSI engaged in the  
11 business of and acted in the capacity of a real estate broker in California within the meaning of  
12 Code section 10131(b).

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

17 4. On or about March 9, 2018, the Department received a complaint from  
18 property owner C.M. alleging PLMSI collected rents and deposits for the 4-unit property  
19 located at 3694 Redondo Beach Boulevard, Torrance, California ("Redondo Beach Property")  
20 and failed to disburse the trust fund money to C.M.

21 5. As part of the Department's investigation, a Department auditor examined the  
22 books and records of PLMSI for the period from October 1, 2015, through September 20, 2018.  
23 The examination, Audit Number LA180034, of PLMSI's records, including but not limited to,  
24 bank records, invoices, and property management agreements, revealed that PLMSI performed  
25 property management services within the meaning of Code section 10131(b) from on or about  
26 April 2017 through October 2018.

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Trust Accounts

5. PLMSI opened a single beneficiary account with Malaga Bank, Account No. xxxxxx9008, on December 13, 2017, and received trust funds between December 13, 2017, and March 8, 2018.

6. PLMSI opened a single beneficiary account with Malaga Bank, Account No. xxxxxx5404, on April 18, 2017, and received trust funds on April 18, 2017.

7. PLMSI opened an account with Malaga Bank, Account No. xxxxxx2802, before October 5, 2015, and as of October 31, 2018, the account was still open. This account was maintained to receive trust funds.

Property Management Agreements

8. On or about April 6, 2017, while no longer licensed by the Department, PLMSI entered a Property Management Agreement ("PMA") with the owners of the properties located at 2600, 2600 1/2, 26002, and 26002 1/2 Viana Avenue, Lomita, California ("Viana Avenue Property"). The PMA has a beginning date of April 6, 2017, and an end date of April 5, 2018.

9. On or about November 28, 2017, while no longer licensed by the Department, PLMSI entered a PMA with the owners of the Redondo Beach Property. The PMA has a beginning date of January 1, 2018, and an end date of December 31, 2018.

Lease Agreements

10. While no longer licensed by the Department, PLMSI entered into Residential Lease Agreements with tenants, including but not limited to the following properties:

- a. April 3, 2017: 1306 Agate Street, Unit D, Redondo Beach, California
- b. December 15, 2017: 26000 1/2 Viana Avenue, Lomita, California
- c. December 15, 2017: 26002 Viana Avenue, Lomita, California
- d. January 1, 2018: 26000 Viana Avenue, Lomita, California
- e. January 1, 2018: 26002 1/2 Viana Avenue, Lomita, California

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- 1 f. January 26, 2018: 708 S. Pacific Coast Hwy, Unit B, Redondo Beach,  
2 California  
3 g. May 31, 2018: 708 S. Pacific Coast Hwy, Unit A, Redondo Beach, California  
4 h. July 5, 2018: 1326 Amethyst Street, Redondo Beach, California  
5 i. August 21, 2018: 708 S. Pacific Coast Hwy, Redondo Beach, California  
6 j. October 4, 2018: 1306 Agate Street, Unit C, Redondo Beach, California

7 CONCLUSIONS OF LAW

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

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ORDER TO DESIST AND REFRAIN

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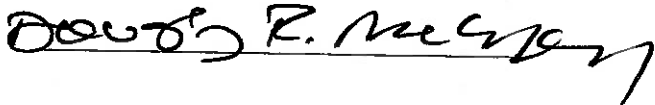
DESIST AND REFRAIN ORDER

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

P & L MANAGEMENT SERVICES INC, whether doing business under its 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 P & L MANAGEMENT SERVICES INC obtains a real estate broker license issued by the Department.

DATED: 8.12.21, 2021.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER



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cc: P & L MANAGEMENT SERVICES INC  
1878 S. Pacific Coast Hwy  
Redondo Beach, CA 90277

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**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)."

ORDER TO DESIST AND REFRAIN