

**FILED**

**AUG 31 2022**

**DEPT. OF REAL ESTATE**

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of:	)	
	)	DRE No. H-42319 LA
	)	
<u>OUTFIT REALTY, INC.</u> ; and	)	
	)	
RICHARD JOSEPH MINOGUE,	)	
individually and as designated	)	
officer of Outfit Realty, Inc.,	)	
	)	
Respondents.	)	

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 Order of Default filed on August 9, 2022, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent OUTFIT REALTY, INC. (“Respondent”); (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 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 (“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 respondent.

///

## FINDINGS OF FACT

1.

On June 28, 2022, Maria Suarez, made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on June 28, 2022.

2.

On August 9, 2022, no Notice of Defense having been received or filed herein by Respondent within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

## LICENSE HISTORY

3.

Respondent ORI is presently licensed and/or has license rights issued by the Department of Real Estate as a real estate corporate broker (license no. 01847471). ORI has been licensed as a corporate real estate broker from on or about July 8, 2008 to July 7, 2016 and August 9, 2016 through the present. At no time has ORI had a fictitious business name registered with Department. From on or about September 13, 2010 to August 7, 2017, Venus Marie Louviere (DRE license no. 01226653) was the designated officer of ORI. From on or about September 29, 2017 to April 13, 2022, RICHARD JOSEPH MINOGUE ("MINOGUE") (DRE license no. 01378196) was the designated officer of ORI. From April 14, 2022 through the present, ORI has not had a designated officer.

4.

To date, the Department has incurred investigation costs totaling \$1,756.70.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on June 28, 2022, which is incorporated herein as part of this Decision.

## DETERMINATION OF ISSUES

1.

The conduct, acts, and/or omissions of Respondent OUTFIT REALTY, INC., as described in the Accusation constitute making substantial misrepresentations and fraud and/or dishonest dealing, and are cause for the suspension or revocation of all real estate licenses and license rights of Respondent under the provisions of California Business and Professions Code

sections 10130, 10137, 10159.2, 10176(a), 10176(d), 10177(h), 10177(g), and 10176(i)/10177(j) and Regulations section 2725.

2.

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

ORDER

All licenses and licensing rights of Respondent OUTFIT REALTY, INC. 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 09/20/2022.

DATED: 8.25.22.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER



1 Department of Real Estate  
2 320 West Fourth St, Ste 350  
3 Los Angeles, CA, 90013  
4

**FILED**

**AUG 09 2022**

**DEPT. OF REAL ESTATE**

By *R-Posada*

5  
6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of: ) DRE NO. *H-42319 LA*  
12 )  
13 OUTFIT REALTY INC.; and ) DEFAULT ORDER  
14 )  
15 RICHARD JOSEPH MINOGUE; )  
16 Individually and as designated officer )  
Of Outfit Realty Inc. )  
Respondents. )

17 Respondent OUTFIT REALTY INC., having failed to file a Notice of  
18 Defense within the time required by Section 11506 of the Government Code, is now in  
19 default. It is, therefore, ordered that a default be entered on the record in this matter.

20 IT IS SO ORDERED           **AUG 09 2022**          .

21 DOUGLAS R. McCAULEY  
22 REAL ESTATE COMMISSIONER

23  
24 By:           *CS*            
25 CHIKA SUNQUIST  
26 Assistant Commissioner, Enforcement  
27