

FILED

NOV 17 2023

DEPT. OF REAL ESTATE

By



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

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-42705 LA
12)
13 GV PROPERTY MANAGEMENT INC.; and)
14 GISEL VALENZUELA.) ORDER TO DESIST AND REFRAIN
15)
16)
17) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real Estate
17 ("Department") caused an investigation to be made of the activities of GV PROPERTY
18 MANAGEMENT INC (GVPMI), a.k.a GV Property Management & Construction, and GISEL
19 VALENZUELA (VALENZUELA), a.k.a. Giselle Valenzuela, and has determined that GVPMI
20 and VALENZUELA have engaged in or are engaging in acts or practices constituting violations
21 of the California Business and Professions Code (Code), including engaging in the business of,
22 acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of
23 California within the meaning of Section 10131(b) of the Code (leasing or renting or offering to
24 lease or to rent or soliciting for prospective tenants or collecting rents from real property or
25 improvements thereon). Based on the findings of that investigation, as set forth below, the
26 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order
27

ORDER TO DESIST AND REFRAIN

1 pursuant to Section 10086 of the Code.

2 Whenever acts referred to below are attributed to GVPMI, those acts are alleged
3 to have been done by GVPMI acting by itself, or by and/or through one or more associates,
4 affiliates, co-conspirators, including but not limited to VALENZUELA, and/or other names or
5 fictitious names unknown at this time.

6 FINDINGS OF FACT

7 1. GVPMI is not now, and has never been, licensed by the Department in any
8 capacity.

9 2. GVPMI is a California corporation with Corporate Number C2842742. On or
10 about January 4, 2016, the California Franchise Tax Board suspended GVPMI's powers, rights
11 and privileges. VALENZUELA is the chief executive officer, chief financial officer, and
12 director of GVPMI. GVPMI's business address listed on its Statement of Information is 1024
13 N. Maclay Avenue, Suite K, in San Fernando, California.

14 3. Based on the Department's records, VALENZUELA held a conditional
15 license (license number 01769432) as a real estate salesperson from February 14, 2007, through
16 August 14, 2008. On or about August 15, 2008, VALENZUELA's conditional license was
17 suspended for failure to satisfy the Department's education requirements. VALENZUELA's
18 conditional license remained in suspended status.

19 4. From at least 2012, through the present, GVPMI and VALENZUELA
20 engaged in the business of and acted in the capacity of a real estate broker in California within
21 the meaning of Code section 10131(b).

22 5. During the period of time set out below, GVPMI and VALENZUELA
23 proceeded to do one or more of the following acts for another or others, for or in expectation of
24 compensation: lease or rent or offer to lease or rent, or place for rent, or solicit listings of places
25 for rent, or solicit for prospective tenants, or collect rents from real property, or improvements
26 thereon.

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1 tenants, or collect rents from real property, or improvements thereon, all of which requires a
2 real estate license under Section 10131(b) of the Code, when neither GV PROPERTY
3 MANAGEMENT INC and GISEL VALENZUELA were licensed by the Department to
4 conduct such activities, in violation of Section 10130 of the Code.


5 DESIST AND REFRAIN ORDER

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

7 GV PROPERTY MANAGEMENT INC and GISEL VALENZUELA, whether
8 doing business under their own name, any other name, or any fictitious name, IS HEREBY
9 ORDERED to immediately desist and refrain from performing any acts within the State of
10 California for which a real estate broker license is required, and in particular, doing one or more
11 of the following acts for another or others, for or in expectation of compensation: lease or rent or
12 offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for
13 prospective tenants, or collect rents from real property, or improvements thereon, or engage in
14 rental property management activities of any kind whatsoever unless and until GV PROPERTY
15 MANAGEMENT INC and GISEL VALENZUELA obtain a real estate license issued by the
16 Department.

17 DATED: 11/3, 2023.

18 DOUGLAS R. McCAULEY
19 REAL ESTATE COMMISSIONER

20 
21 cc: GV PROPERTY MANAGEMENT INC
22 GISEL VALENZUELA
23 1024 N. Maclay Avenue, Unit K
San Fernando, California 91340

fr Doug McCauley

24 **Notice:** California Business and Professions Code section 10139 provides, "Any person acting
25 as a real estate broker or real estate salesperson without a license or who advertises using words
26 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
27 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)."