

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 576-6982  
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**FILED**

SEP 25 2024

DEPT. OF REAL ESTATE

By 

6 BEFORE THE DEPARTMENT OF REAL ESTATE  
7 STATE OF CALIFORNIA

8 \* \* \*

9 TO: ) No. H-42962 LA  
10 )  
11 AVANTI INDUSTRIES, INC. ) ORDER TO DESIST & REFRAIN  
12 ) (B&P Section 11019)  
13 )

14 The Real Estate Commissioner of the State of California (hereinafter  
15 "Commissioner") has caused an investigation to be made, and based upon the findings of that  
16 investigation as set forth below, has determined that AVANTI INDUSTRIES, INC. (hereinafter  
17 "Respondent") has violated or failed to comply with Sections 10130, 10140, and 10159.5 of the  
18 California Business and Professions Code (hereinafter "Code"), and Section 2731 of Chapter 6,  
19 Title 10 of the California Code of Regulations (a "Section" of which is hereinafter referred to  
20 as a "Regulation"); that (1) Respondent has engaged in, is engaging in, or is attempting to  
21 engage in, acts or practices constituting violations of the California Business and Professions  
22 Code (Code) and/or Title 10, Chapter 6, California Code of Regulations (Regulations),  
23 including 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 Section 10131(b) (the leasing  
25 or renting of real property and the collection of rents and security deposits for real property on  
26 behalf of others for compensation or in expectation of compensation); and (2) Respondent  
27 knowingly advertised, printed, displayed, published, distributed, or caused or permitted to be

ORDER TO DESIST AND REFRAIN

1 advertised, printed, displayed, published, distributed, statements or representations with regard  
2 to the license status and unregistered fictitious names which were false, misleading, or  
3 deceptive.

4 1.

5 Respondent has license rights under the Real Estate Law, Part 1 of Division 4 of  
6 the California Business and Professions Code, as a real estate corporation ("REC"), Department  
7 license ID 02073748. The Department originally issued Avanti's REC license on or about  
8 September 6, 2018. Avanti's license expired on September 5, 2022. Avanti had registered with  
9 the Department the fictitious business names "Avanti Agency" and "Avanti Group".

10 2.

11 From September 5, 2022 until the filing of this Order, the rights and privileges  
12 of Respondent were and are currently suspended by the California Secretary of State pursuant  
13 to the provisions of the California Revenue and Taxation Code.

14 3.

15 During the period of time set out below, Respondent leased or rented real property  
16 and collected of rents and security deposits for real property on behalf of others for  
17 compensation or in expectation of compensation.

18 4.


19 For an unknown period of time prior to September 5, 2022, until and including  
20 July 21, 2023, Respondent advertised, and continues to advertise, its services under one or  
21 more business names including AVANTI INDUSTRIES, INC., THE AVANTI GROUP and/or  
22 AG THE AVANTI GROUP PROPERTY MANAGEMENT & REAL ESTATE SERVICES on  
23 a website located at <https://theavantigrp.com>. Those advertisements solicited, and continue to  
24 solicit, landlords and tenants, offering brokerage services and property management services.  
25 Respondent's website included a listing for showing and renting the property located at 933 E.  
26 Santa Paula Street, Unit D, in Santa Paula, California. Respondent's website provided  
27 Respondent's expired license ID number.

1 NOW, THEREFORE, RESPONDENT AND ITS AGENTS AND  
2 EMPLOYEES, AND YOUR SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO  
3 DESIST AND REFRAIN from performing any acts within the State of California for which a  
4 real estate broker license is required until Respondent is properly licensed, in particular, leasing  
5 or renting of real property and the collection of rents and security deposits for real property on  
6 behalf of others for compensation or in expectation of compensation unless and until you obtain  
7 a real estate broker license issued by the Department; until Respondent is no longer subject to  
8 the suspension described in Paragraph 2; and until Respondent has complied with any and all  
9 other requests from Department's District Manager for the Los Angeles District Office in  
10 connection with Respondent addressing the violations set forth in this ORDER.

11 FURTHER, RESPONDENT IS HEREBY ORDERED TO NOTIFY each real  
12 estate salesperson employed under the real estate licenses of AVANTI INDUSTRIES, INC. of  
13 the contents of this Order if, within ten days of your receipt of this Order, the suspension  
14 described in Paragraph 2 above are not removed.

15  
16 DATED: 9/17/2024

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER

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18  
19 By: Marcus L. McCarther  
20 Chief Deputy Real Estate Commissioner  
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