FILED
OCT 13 2026
DEPT OF REAL ESTATE
By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against PARKER PROPERTY MGMT and LYSA C. GRESALFI, individually, and as the designated Broker-Officer for Parker Property Mgmt, Respondents.	DRE No. H-43308 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 Order of Default filed on September 18, 2026, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, PARKER PROPERTY MGMT ("Respondent PPM"); (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 respondent.

FINDINGS OF FACT

1.

On July 28, 2026, Veronica Kilpatrick 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 PPM's last known mailing address on file with the Department on July 29, 2026.

2.

On September 18, 2026, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent PPM's default was entered herein.

LICENSE HISTORY

3.

Respondent PPM is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code). On October 25, 2024, the Department issued a real estate corporation license to PARKER PROPERTY MGMT ("PPM"), License ID 02247358.

4.

To date, the Department has incurred investigation costs of $1,522.40, and enforcement costs of $2,046, with a combined total of $3,568.40. These costs are payable to the Department upon the filing by Respondent PPM 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 July 29, 2026, 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 1 through 39, constitute cause for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the provisions of Sections 498, 10177, subdivisions (f), (a), (d), and (g) of the Business and Professions Code for violation of Code section 10148.

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

ORDER

All licenses and licensing rights of Respondent PARKER PROPERTY MGMT 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 11/2/26.

DATED: 10/6/2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

Department of Real Estate
320 West Fourth St., Ste. 350
Los Angeles, CA 90013

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In the Matter of the Accusation against PARKER PROPERTY MGMT and LYSA C. GRESALFI, individually, and as the designated Broker-Officer for Parker Property Mgmt, Respondent(s).	DRE No. H-43308 LA **DEFAULT ORDER**

Respondent PARKER PROPERTY MGMT , having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED SEP 18 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: SHANNAN WEST
Assistant Commissioner, Enforcement