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Bureau of Real Estate  
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Los Angeles, California 90013-1105  
Telephone: (213) 576-6982

**FILED**

JUN 19 2017

BUREAU OF REAL ESTATE

By *Sybil Ranner*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

To:	)	NO. H-40677 LA
	)	
LARA SINITSIN doing business as	)	<u>ORDER TO DESIST</u>
DEL SOL PROPERTY MANAGEMENT, INC.)	)	<u>AND REFRAIN</u>
	)	(B&P Code Section 10086)
	)	

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of LARA SINITSIN ("SINITSIN") and DEL SOL PROPERTY MANAGEMENT, INC. ("DPMI"). Based on that investigation the Commissioner has determined that SINITSIN and DPMI is engaging in, attempted to engage in the business of, and/or acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Business and Professions Code ("Code") section 10131, subdivision (b) (offer to lease or rent, or solicit listings for prospective tenants, or negotiate the sale, purchase or exchanges of lease on real property, or collects rents from real property). In addition, based on that investigation, the Commissioner has determined that SINITSIN and DPMI have engaged in, are engaging in acts, are attempting to engage in, have engaged in, are engaging in acts, or are attempting to engage

1 in practices constituting violations of the Code. Based on the findings of that investigation, set  
2 forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
3 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

4 FINDINGS OF FACT

- 5 1. From January 11, 2003, through the present, SINITSIN has been licensed by the  
6 Bureau as a real estate salesperson, License ID 01365127.
- 7 2. At all times relevant herein, SINITSIN was licensed under the employment of broker  
8 Empire Estates Group, Inc. (License ID 01896544) and Leon Roman Chernyavsky  
9 (License ID 01267724) was the designated officer of Empire Estates Group, Inc.  
10 (“Empire”).
- 11 3. DPMI has never been licensed in any capacity by the Bureau.
- 12 4. DPMI is a California corporation formed on or about October 10, 2006.
- 13 5. SINITSIN is the owner and sole officer and director of DPMI.
- 14 6. For an unknown period of time that includes the previous three years, SINITSIN  
15 advertised and offered to perform property management services as DPMI on the  
16 websites: [www.delsolproperties.com](http://www.delsolproperties.com) and [www.linkedin.com](http://www.linkedin.com).
- 17 7. On or about August 23, 2015, SINITSIN entered into a Lease Listing Agreement  
18 with V.P. and R.B.<sup>1</sup> for the exclusive authorization to lease or rent V.P. and R.B.’s  
19 real property located at 17026 Magnolia Blvd., Encino, California (“Magnolia  
20 property”). The Magnolia property consists of both a main house and a guest house.

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24 <sup>1</sup> Initials are used in place of individuals’ full names to protect their privacy. Documents containing individuals’ full names will be provided during the discovery phase of this case to Respondents and/or their attorneys, after service of a timely and proper request for discovery on Complainant’s counsel.

- 1 8. SINITSIN was to receive compensation of five percent (5%) of the total rent for the  
2 Magnolia property.
- 3 9. On or about August 23, 2015, SINITSIN listed the Magnolia property for lease or  
4 rent for monthly rent of \$4,600 for the just the main house or \$5,500 for both the  
5 main house and guest house.
- 6 10. In or around November of 2015, SINITSIN obtained a tenant and negotiated a lease  
7 for the Magnolia property. V.P. and R.B. were living overseas at the time.
- 8 11. On November 4, 2015, SINITSIN executed a Residential Lease or Month-to-Month  
9 Rental Agreement for the Magnolia property with tenant J.W. on behalf of V.P. as  
10 landlord. The tenant was to pay a monthly rent \$5,500.00. The tenant was to pay a  
11 security deposit of \$5,500 and a pro-rated first month rent payment of \$4,583.00.  
12 The lease was to terminate on October 31, 2017. Empire and SINITSIN were listed  
13 as the agents for both the landlord and the tenant.
- 14 12. According to Empire and its designated officer, Leon Roman Chernyavsky, the  
15 Magnolia property was listed for lease and leased by SINITSIN, acting as an agent  
16 for Empire in May of 2013. That listing and lease were disclosed to Empire and  
17 done under the employment and supervision of Empire.
- 18 13. SINITSIN's listing and lease of the Magnolia property in November of 2015 was not  
19 disclosed to Empire by SINITSIN and any commission paid to SINITSIN was not  
20 processed through Empire.
- 21 14. After learning of the 2015 Magnolia property lease transaction, Empire requested that  
22 SINITSIN provide all documents related to the 2015 Magnolia lease transaction.
- 23 15. SINITSIN failed to provide the documents and claimed that she could not locate her  
24 file.

1 16. On or about November 13, 2015, V.P. made a payment of \$7,920.00 to DPMI as  
2 commission for two years of property management services for the Magnolia  
3 property.

4 CONCLUSIONS OF LAW

5 Based on the information contained in Paragraphs 1 through 16, above, SINITSIN and  
6 DPMI violated Code Section 10130 by engaging in activities requiring a real estate license  
7 pursuant to Code section 10131, without first obtaining a broker license from the Bureau.

8 DESIST AND REFRAIN ORDER

9 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, IT  
10 IS HEREBY ORDERED THAT LARA SINITSIN and DEL SOL PROPERTY  
11 MANAGEMENT, INC., while doing business in their names or any other fictitious business  
12 names, immediately desist and refrain from performing any acts within the State of California  
13 for which a real estate broker license is required, unless they are so licensed.

14 DATED: 6/14/17

15 WAYNE S. BELL  
16 REAL ESTATE COMMISSIONER

17 By:   
18 DANIEL J. SANDRI  
19 Chief Deputy Commissioner

20 **Notice:** Business and Professions Code Section 10139 provides that “[A]ny person acting as a  
21 real estate broker or real estate salesperson without a license or who advertises using words  
22 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
23 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
24 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).”

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1 cc: Lara Sinitzin  
2 Del Sol Property Management, Inc.

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