

# JS-6

NOTE: CHANGES MADE BY THE COURT

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

FEDERAL TRADE COMMISSION,

Plaintiff,

v.

APARTMENT HUNTERS, INC., *et al.*

Defendants.

Case No. 8:18-CV-01636-AG(DFMx)

**FINAL JUDGMENT AND ORDER  
FOR PERMANENT INJUNCTION  
AND OTHER EQUITABLE  
RELIEF AS TO ALL  
DEFENDANTS**

Plaintiff, the Federal Trade Commission (“Commission” or “FTC”), filed its Complaint pursuant to Section 13(b) of the FTC Act, 15 U.S.C. § 53(b) (Docket No. 1), and moved for summary judgment on all counts against all Defendants (Docket No. 77). The Court granted summary judgment to the FTC (Docket No. 91), and now issues this Final Judgment and Order for Permanent Injunction and Other Equitable Relief against Defendants.

**IT IS ORDERED:**

**DEFINITIONS**

For the purpose of this Order, the following definitions apply:

A. “**Corporate Defendants**” means Apartment Hunters, Inc., also d/b/a WeTakeSection8.com, ApartmentHunterz.com, and FeaturedRentals.com; Real Estate Data Solutions, Inc.; Rental Home Listings Inc.; UAB Apartment Hunters LT; and their successors and assigns.





1 days of entry of this Order for current personnel. For all others, delivery must  
2 occur before they assume their responsibilities.

3 C. From each individual or entity to which a Defendant delivered a copy  
4 of this Order, that Defendant must obtain, within 30 days, a signed and dated  
5 acknowledgment of receipt of this Order.

6 **V. Compliance Reporting**

7 **It is further ordered that** Defendants make timely submissions to the  
8 Commission:

9 A. One year after entry of this Order, each Defendant must submit a  
10 compliance report, sworn under penalty of perjury.

- 11 1. Each Defendant must:
- 12 a) Identify the primary physical, postal, and email address  
13 and telephone number, as designated points of contact,  
14 which representatives of the Commission may use to  
15 communicate with that Defendant;
  - 16 b) Identify all of that Defendant's businesses by all of their  
17 names, telephone numbers, and physical, postal, email,  
18 and Internet addresses;
  - 19 c) Describe the activities of each business, including the  
20 goods and services offered, the means of advertising,  
21 marketing, and sales, and the involvement of any other  
22 Defendant (which Kevin Shayan or Steven Shayan must  
23 describe if he knows or should know due to his own  
24 involvement);
  - 25 d) Identify all websites owned or operated, directly or  
26 indirectly, by that Defendant;
  - 27 e) Describe in detail whether and how that Defendant is in  
28 compliance with each Section of this Order; and

1 f) Provide a copy of each Order Acknowledgment obtained  
2 pursuant to this Order, unless previously submitted to the  
3 Commission.

4 2. Additionally, Kevin Shayan and Steven Shayan must each:

5 a) Identify all of his telephone numbers and all physical,  
6 postal, email and Internet addresses, including all  
7 residences;

8 b) Identify all of his business activities, including any  
9 business for which he performs services whether as an  
10 employee or otherwise and any entity in which he has  
11 any ownership interest; and

12 c) Describe in detail his involvement in each such business,  
13 including title, role, responsibilities, participation,  
14 authority, control, and any ownership.

15 B. For 20 years after entry of this Order, each Defendant must submit a  
16 compliance notice, sworn under penalty of perjury, within 14 days of any change  
17 in the following:

18 1. Each Defendant must report any change in:

19 a) Any designated point of contact; or

20 b) The structure of the Corporate Defendants or any entity  
21 that Defendant has any ownership interest in or controls  
22 directly or indirectly that may affect compliance  
23 obligations arising under this Order, including: creation,  
24 merger, sale, or dissolution of the entity or any  
25 subsidiary, parent, or affiliate that engages in any acts or  
26 practices subject to this Order.

27 2. Additionally, Kevin Shayan and Steven Shayan must each  
28 report any change in:

- 1 a) His name, including aliases or fictitious name, or
- 2 residence address; or
- 3 b) His title or role in any business activity, including any
- 4 business for which he performs services whether as an
- 5 employee or otherwise and any entity in which he has
- 6 any ownership interest, and identify the name, physical
- 7 address, and any Internet address of the business or
- 8 entity.

9 C. Each Defendant must submit to the Commission notice of the filing of  
10 any bankruptcy petition, insolvency proceeding, or similar proceeding by or  
11 against him within 14 days of its filing.

12 D. Any submission to the Commission required by this Order to be  
13 sworn under penalty of perjury must be true and accurate and comply with 28  
14 U.S.C. § 1746, such as by concluding: “I declare under penalty of perjury under  
15 the laws of the United States of America that the foregoing is true and correct.  
16 Executed on: \_\_\_\_\_” and supplying the date, signatory’s full name, title (if  
17 applicable), and signature.

18 E. Unless otherwise directed by a Commission representative in writing,  
19 all submissions to the Commission pursuant to this Order must be emailed to  
20 DEbrief@ftc.gov or sent by overnight courier (not the U.S. Postal Service) to:  
21 Associate Director for Enforcement, Bureau of Consumer Protection, Federal  
22 Trade Commission, 600 Pennsylvania Avenue NW, Washington, DC 20580. The  
23 subject line must begin: *FTC v. Apartment Hunters, Inc.*

## 24 VI. Recordkeeping

25 **It is further ordered that** Defendants must create certain records for 20  
26 years after entry of the Order, and retain each such record for 5 years. Specifically,  
27 for any business that a Defendant, individually or collectively with any other  
28

1 Defendants, is a majority owner or controls directly or indirectly, that Defendant  
2 must create and retain the following records:

3 A. Accounting records showing the revenues from all goods or services  
4 sold.

5 B. Personnel records showing, for each person providing services,  
6 whether as an employee or otherwise, that person's: name, addresses, telephone  
7 numbers, job title or position, dates of service, and (if applicable) the reason for  
8 termination.

9 C. All records necessary to demonstrate full compliance with each  
10 provision of this Order, including all submissions to the Commission.

## 11 **VII. Compliance Monitoring**

12 **It is further ordered that**, for the purpose of monitoring Defendants'  
13 compliance with this Order:

14 A. Within 14 days of receipt of a written request from a representative of  
15 the Commission, Defendants must: submit additional compliance reports or other  
16 requested information, which must be sworn under penalty of perjury; appear for  
17 depositions; and produce documents for inspection and copying. The Commission  
18 is also authorized to obtain discovery, without further leave of court, using any of  
19 the procedures prescribed by Federal Rules of Civil Procedure 29, 30 (including  
20 telephonic depositions), 31, 33, 34, 36, 45, and 69.

21 B. For matters concerning this Order, the Commission is authorized to  
22 communicate directly with each Defendant. Defendants must permit  
23 representatives of the Commission to interview any employee or other person  
24 affiliated with any Defendant who has agreed to such an interview. The person  
25 interviewed may have counsel present.

26 C. The Commission may use all other lawful means, including posing,  
27 through its representatives as consumers, suppliers, or other individuals or entities,  
28 to Defendants or any individual or entity affiliated with Defendants, without the

1 necessity of identification or prior notice. Nothing in this Order limits the  
2 Commission's lawful use of compulsory process, pursuant to Sections 9 and 20 of  
3 the FTC Act, 15 U.S.C. §§ 49, 57b-1.

4 **VIII. Retention of Jurisdiction**

5 **It is further ordered that** this Court retains jurisdiction of this matter for  
6 purposes of construction, modification, and enforcement of this Order.

7  
8 **SO ORDERED**, this 6<sup>th</sup> day of December, 2019.

9  
10 \*



11 \_\_\_\_\_  
12 HONORABLE ANDREW J. GUILFORD  
13 UNITED STATES DISTRICT JUDGE

14 **\*THIS DOCUMENT IS SIGNED**  
15 **SUBJECT TO PREVIOUS COMMENTS**  
16 **OF THIS COURT.**