

BEFORE THE DELAWARE DEPARTMENT OF JUSTICE

IN THE MATTER OF:)
)
)
BLUE BEACH BUNGALOWS DE, LLC) CPU Case No. 23000541
)
Respondent.)
)

SUMMARY CEASE AND DESIST ORDER

Based upon a preliminary investigation conducted by the staff of the Consumer Protection Unit of the Delaware Department of Justice (the "CPU"), pursuant to 29 *Del. C.* § 2525(c), CPU has determined that evidence exists to support the entry of this Summary Cease and Desist Order (the "Summary Order"). The findings of fact and conclusions of law that resulted from this investigation and form the basis for this Summary Order are contained in the complaint¹ that accompanies this Summary Order.

Order to Cease and Desist

Due to an immediate threat to the public interest as a result of violations of 6 *Del. C.* § 2511 *et. seq.*, 6 *Del. C.* § 2531 *et. seq.*, 25 *Del. C.* § 7024, and 25 *Del. C.* § 7052A, the Director of CPU finds that it is necessary to issue the following Summary Cease and Desist Order against Blue Beach Bungalows DE, LLC ("Respondent") pursuant to 29 *Del. C.* § 2525(c). Respondent

¹ Unless otherwise defined herein, all capitalized terms shall have the meaning ascribed to them in the complaint.

is hereby ORDERED to cease and desist from engaging in the following conduct in violation of Delaware law:

- Making any false or misleading communications to residents/tenants of Pine Haven Campground, including, but not limited to: (1) claiming that the residents are licensees; (2) claiming that the community is and has been, seasonal; (3) threatening the residents with eviction in violation of Chapter 70 of Title 25 (“Chapter 70”); (4) threatening the residents with arrest and prosecution; (5) threatening to confiscate and destroy the residents' property; and (6) threatening the residents with illegal rent increases.
- Threatening or attempting to evict tenants/residents, or raise their rent, in violation of Chapter 70.

Pursuant to 29 *Del. C.* § 2525(c) and Rule 25.0 of the Rules of Practice Governing CPU Administrative Proceedings, a hearing will be held on Thursday, April 13, 2023, in the 5th Floor Hearing Room in the Carvel State Office Building, 820 N. French Street, Wilmington, DE 19801.

FAILURE TO COMPLY WITH THIS ORDER MAY RESULT IN AN ENHANCED CIVIL PENALTY OF UP TO \$25,000.

SO ORDERED this 3rd day of April, 2023.

BY ORDER OF THE DIRECTOR

/s/ Marion Quirk
Marion Quirk
Director of Consumer Protection