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NEWS RELEASE



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Simi Valley Woman Charged in Rental Fraud Scheme

VENTURA, Calif. – The Ventura County District Attorney’s Office announced today that Jenifer Singh (DOB 11/02/78), formerly of Simi Valley, has been charged with two felony counts of grand theft. On November 20, 2024, a warrant was issued for Singh’s arrest, which remains outstanding at this time.

In December 2023, it is alleged that Singh placed fliers at a Thousand Oaks laundromat advertising a home for rent in Simi Valley. A local family called the phone number on the flier and spoke to Singh who claimed she was authorized to lease the home. In January 2024, the family paid Singh \$2,500 in cash to secure tenancy of the residence. An investigation determined Singh did not own the Simi Valley home at the time she accepted funds to lease the property nor was she an authorized leasing representative of the true owner. The victims never received occupancy at the property, nor did Singh refund the \$2,500 she accepted from them as a rental deposit on the home.

In March 2024, it is alleged that Singh placed advertisements on social media marketing the same Simi Valley home for rent. A Simi Valley family saw the post on Facebook Marketplace and called the phone number listed in the ad. On April 19, 2024, Singh met the victim at the home and claimed she was authorized to rent the property. During this meeting, Singh collected \$3,000 in cash as a supposed deposit on the property. Shortly thereafter, Singh received an additional \$1,000 in cash from the same victim claiming she needed a medical procedure. At the time Singh collected a total of \$4,000 from her second victim, she did not own the Simi Valley residence, nor was she authorized by the true owner to execute leases or accept rental funds for the property. Singh’s second victim(s) never received occupancy, nor did Singh return the cash they paid to lease the residence.

These two cases were investigated by the Ventura County District Attorney's Office Real Estate Fraud Unit. Based on the investigation, law enforcement believes there are additional unknown victims of Singh's alleged rental scheme. Anyone with information on Singh's current location or believes they or someone they know was defrauded by her is encouraged to the Real Estate Fraud Unit at (805) 662-1750.

County residents should follow these tips to avoid becoming victims in a rental fraud scheme.

- Never pay rent or a security deposit up front without signing a lease first and visiting the interior of the property.
- Never wire funds to unknown parties or pay in cash to secure a rental.
- Before paying any funds or signing a lease, contact the current tenant(s) to determine who is the true owner and/or landlord.
- Be wary of offers to rent a property without a completed credit and background check.
- Use a reputable leasing agency or licensed real estate agent to secure a rental.

Case: 2024016010

Defendant Information:

Jenifer Singh (DOB 11/02/78)
(formerly) Simi Valley, California

Charges:

- (2 counts) PC 487(a) – Grand Theft

