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I

At no time herein were you, CHRIS ANDREW STERLING and you, NATASHA GARRNETT, licensed by the State of California Department of Real Estate (hereafter the Department) as a prepaid rental listing service operator (hereafter PRLS) pursuant to Section 10167 et seq. of the California Business and Professions Code (hereafter the Code).

II

At no time herein mentioned were you, CHRIS ANDREW STERLING, and you, NATASHA GARRNETT, licensed by the Department as a real estate broker, individually or doing business under any fictitious business name, pursuant to Section 10131 et seq. of the Code.

III

Whenever reference is made in an allegation herein to an act or omission of "you", such allegation shall be deemed to mean that you, CHRIS ANDREW STERLING, and/or you, NATASHA GARRNETT, individually and/or doing business as RENTALS INTERNATIONAL and/or EXPRESSRENTALINFO.COM, and/or your officers, directors, employees, and/or agents employed by or associated with you, committed such act or omission while engaged in the furtherance of your business and operations and while acting within the course and scope of the authority and employment.

IV

During a period of time at least since June of 2001, you, individually and by and through your employees and/or

1 agents, have engaged in the business and acted in the capacity of
2 a real estate broker or prepaid rental listing service operator
3 in California within the meaning of Section 10167 of the Code,
4 for advance compensation, wherein prospective tenants were
5 solicited to enter into a contract and purchase the services, and
6 wherein such services were offered and sold, including but not
7 limited to the following:

8 DATE	ADVANCE FEE	TENANT
9 November 26, 2001	\$48.00	Marcus Nenn

V

10 You have conducted the above business activities using
11 the fictitious business name(s) of RENTALS INTERNATIONAL and
12 EXPRESRENTALINFO.COM, located in San Diego, California, and
13 Brampton, Ontario, Canada.

VI

14 You have solicited and conducted business with the
15 California public, including but not limited to prospective
16 tenants of real property. You solicited them to purchase or
17 retain your business services as described above, including
18 but not limited to advertisements and dissemination of
19 information on the World Wide Web on the Internet, with an
20 address of www.expressrentalinfo.com. Your website at the
21 above address contains solicitations, rental listings, payment
22 and sign-up information, and advertisements as alleged above.

VII

23 The acts and services performed by you as above
24 described are acts and services that require either a California
25 real estate broker or prepaid rental listing service license.
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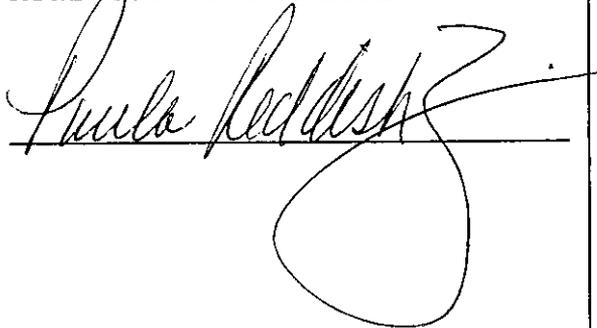
VIII

1
2 You have violated Section 10130 and/or Section 10167.2
3 of the Code by engaging in the activities described above without
4 first obtaining a real estate broker license or a prepaid rental
5 listing service license from the Department.

6 NOW, THEREFORE, YOU, CHRIS ANDREW STERLING, AND YOU,
7 NATASHA GARNETT, individually and doing business as RENTALS
8 INTERNATIONAL AND/OR EXPRESSRENTALINFO.COM, YOUR AGENTS,
9 EMPLOYEES, SUCCESSORS AND ASSIGNS, ARE HEREBY ORDERED TO DESIST
10 AND REFRAIN from performing any and all acts for which a real
11 estate license or a prepaid rental listing service license is
12 required until such time as you may obtain the required license
13 from the Department.

14 DATED: May 21, 2002.

15 PAULA REDDISH ZINNEMANN
16 Real Estate Commissioner

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18
19

20 cc: CHRIS ANDREW STERLING
21 dba RENTALS INTERNATIONAL
22 and/or EXPRESSRENTALINFO.COM
23 4781 Chateau Drive
24 San Diego, CA 92117; and,
25 4761 Chateau Drive
26 San Diego, CA 92117

27 NATASHA GARNETT
dba RENTALS INTERNATIONAL
and/or EXPRESSRENTALINFO.COM
67 Mill Street N.
Brampton, Ont L6X1S9
CA

ATTY/DLJ