

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4
5 Telephone: (916) 227-0789

FILED
AUG 21 2003

DEPARTMENT OF REAL ESTATE

Shelly Ely

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)
12 PAMELA FRERES BEGEAL,) NO. H-2886 SD
13 individually and doing)
14 business as PET FRIENDLY)
15 RENTAL SERVICE and) ORDER TO DESIST & REFRAIN
16 pet-friendly-rentals.com.) (B&P §10086)
17)

18 The Real Estate Commissioner of the State of California
19 has determined from the findings herein set forth below that you,
20 PAMELA FRERES BEGEAL, individually and doing business as PET
21 FRIENDLY RENTAL SERVICE and pet-friendly-rentals.com have
22 violated Section 10130 and/or Section 10167.2 of the California
23 Business and Professions Code (hereafter "Code") by engaging in
24 the business of a prepaid rental listing service within the State
25 of California without either a real estate broker license or a
26 prepaid rental listing service license.

27 I

28 At no time herein mentioned were you, PAMELA FRERES
29 BEGEAL, licensed by the Department as a real estate broker,
30 individually or doing business under any fictitious business

1 name. At no time herein mentioned were you, PAMELA FRERES
2 BEGEAL, licensed by the Department as a prepaid rental listing
3 service operator, individually or doing business under any
4 fictitious business name.

5 II

6 During a period of time from at least May 3, 2003, you,
7 individually and/or by and through your employees and/or agents,
8 have engaged in the business and acted in the capacity of a real
9 estate broker or prepaid rental listing service operator in
10 California within the meaning of Section 10167 of the Code, for
11 advance compensation, wherein prospective tenants were solicited
12 to enter into a contract and purchase the services, and wherein
13 such services were offered and sold.

14 III

15 In connection with the above transaction(s), you
16 conducted the above business activities using the fictitious
17 business names of PET FRIENDLY RENTAL SERVICE and pet-friendly-
18 rentals.com, located on the internet and at 3111 Camino del Rio
19 North, #400, San Diego, California.

20 IV

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

25 V

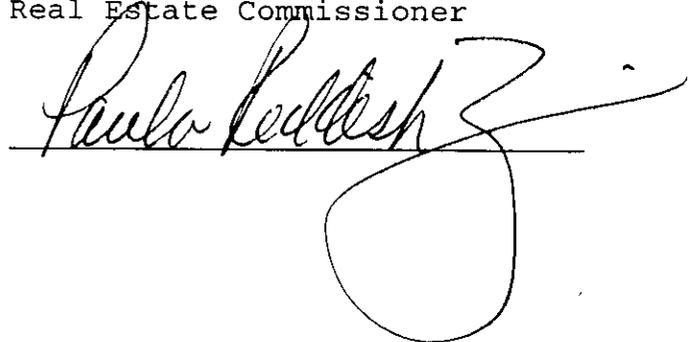
26 You have violated Section 10130 and/or Section 10167.2
27 of the Code by engaging in the activities described above without

1 first obtaining a real estate broker license or a prepaid rental
2 listing service license from the Department.

3 NOW, THEREFORE, YOU, PAMELA FRERES BEGEAL,
4 individually and doing business as PET FRIENDLY RENTAL SERVICE
5 and pet-friendly-rentals.com, YOUR AGENTS, EMPLOYEES, SUCCESSORS
6 AND ASSIGNS, ARE HEREBY ORDERED TO DESIST AND REFRAIN from
7 performing any and all acts for which a real estate license or a
8 prepaid rental listing service license is required until such
9 time as you have obtained the required license from the
10 Department.

11 DATED: July 25, 2003.

12
13 PAULA REDDISH ZINNEMANN
14 Real Estate Commissioner

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19 cc: PAMELA FRERES BEGEAL
20 dba Pet Friendly Rental Service
21 3111 Camino del Rio North, #400
22 San Diego, CA 92108
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