

1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

AUG 25 2010

DEPARTMENT OF REAL ESTATE

By K. Mat

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 To:)
13) NO. H-5450 SAC
14 JAMES PAXTON and)
14 THE RENTAL FINDER.) ORDER TO DESIST AND REFRAIN
15) (B & P Code Section 10086)
16)

17 The Commissioner ("Commissioner") of the California Department of Real
18 Estate ("Department") caused an investigation to be made of the activities of JAMES PAXTON
19 ("PAXTON") and THE RENTAL FINDER ("RENTAL FINDER"). Based on that investigation,
20 the Commissioner has determined that PAXTON and RENTAL FINDER have engaged in, are
21 engaging in, or are attempting to engage in, acts or practices constituting violations of the
22 California Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code
23 of Regulations ("Regulations"), including acting in the capacity of, advertising or assuming to
24 act as a real estate broker in the State of California within the meaning of Sections 10131(b)
25 (soliciting listings of places for rent) and 10167.2 (License Required for Business of Prepaid
26 Rental Listing Service) of the Code.

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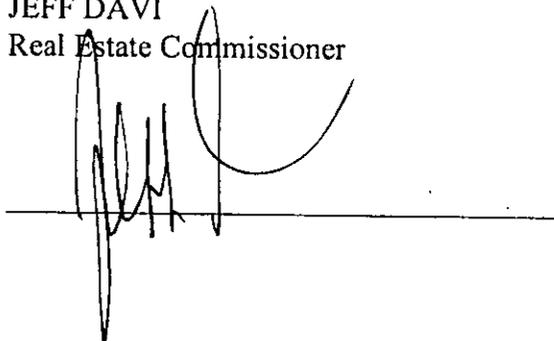
1 solicited rental listings for real property, and solicited those listings without a Pre-Paid Rental
2 Listing Service Contract, which activities require a real estate license under Sections 10131(b)
3 (Broker Defined – Solicitation of Listings of Places for Rent) and 10167.2 (License Required for
4 Business of Prepaid Rental Listing Service) of the Code, and prior submission of a Prepaid rental
5 listing service contract to the Department for its review under Section 10167.9 (Content
6 Requirements and Department Pre-Approval of Prepaid Rental Listing Service Contracts) of the
7 Code, so that such acts of PAXTON and RENTAL FINDER violate Sections 10130 (License
8 Required to Act as Real Estate Broker), 10131(b), 10167.2 and 10167.9 of the Code.

9 DESIST AND REFRAIN ORDER

10 Based on the Findings of Fact and Conclusions of Law stated herein, you,
11 JAMES PAXTON and THE RENTAL FINDER, whether doing business under your own name,
12 or any other name or fictitious name, or by and/or through any related entity, ARE HEREBY
13 ORDERED to immediately desist and refrain from performing any and all acts within the State
14 of California for which a real estate license is required, and in particular, that you are to
15 immediately desist and refrain from providing or participating in the solicitation of rental
16 property rental listings for others and for compensation and/or the expectation of compensation.

17 DATED: 8-10-2010

18 JEFF DAVI
19 Real Estate Commissioner



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