

1 DEPARTMENT OF REAL ESTATE
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3 Sacramento, CA 95818-7007

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FILED

MAY 16 2012

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE

10 To:)
11) NO. H-11380 SF
12 BIRSEN LARSON.)
13) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

14 The Real Estate Commissioner (the Commissioner) of the California Department
15 of Real Estate (herein the Department) caused an investigation to be made of the activities of
16 BIRSEN LARSON (herein LARSON) dba "International Relocation Solutions." Based on that
17 investigation, the Commissioner has determined that LARSON has engaged in, is engaging in, or
18 is attempting to engage in, acts or practices constituting violations of the California Business and
19 Professions Code (herein the Code), including acting in the capacity of, advertising, or assuming
20 to act as a real estate broker in the State of California within the meaning of Code Section
21 10131(b) (property management services). Furthermore, based on the investigation, the
22 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under
23 the authority of Code Section 10086.

24 FINDINGS OF FACT

25 1. During the period of time set out below, LARSON was licensed by the
26 Department as a real estate salesperson.

1 participating in property management services for others for compensation unless and until you
2 individually obtain a real estate broker license issued by the Department or are employed and
3 supervised by a real estate broker.

4
5 DATED: 4/22, 2012
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7 Real Estate Commissioner

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11 By WAYNE S. BELL
12 Chief Counsel

13 **- NOTICE -**

14 Business and Professions Code Section 10139 provides that, "Any person acting
15 as a real estate broker or real estate salesperson without a license or who advertises using words
16 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
17 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
18 imprisonment in the county jail for a term not to exceed six months, or by both fine and
19 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
20 (\$60,000) . . ."

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24 cc: BIRSEN LARSON
25 P.O. Box 30753
26 Oakland, CA 94604

27 ty MFC/kc