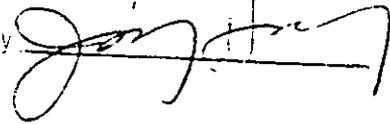


58010

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 (213) 576-6905

FILED
OCT 26 2000
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 To:)	No. H-28837 LA
)	
12 ORLANDO RAMIREZ)	<u>ORDER TO DESIST</u>
13 dba Hacienda Credit Company)	<u>AND REFRAIN</u>
)	
14 _____)	

15 The Real Estate Commissioner of the State of California
16 ("Commissioner") has caused an investigation to be conducted of
17 your activities as described herein, and based upon the findings
18 of that investigation, is of the opinion that you, ORLANDO
19 RAMIREZ dba Hacienda Credit Company, have violated Section
20 10167.2 of the California Business and Professions Code (Code) by
21 engaging in the business of a prepaid rental listing service
22 within the State of California without a prepaid rental listing
23 service license or a real estate broker license.

24 I

25 At no time mentioned hereafter have you been licensed
26 by the Department of Real Estate of the State of California
27

1 (Department) a real estate broker or a prepaid rental
2 listing service licensee.

3 II

4 During the last six months and continuing to the
5 present time, you have supplied or offered to supply to the
6 public, listings of residential real properties for tenancy
7 pursuant to an arrangement requiring prospective tenants to pay a
8 fee (\$175 or \$180) in advance of or contemporaneously with the
9 supplying of the listings. Said prospective tenants include, but
10 are not limited to, Maria Olga Chavez, Charles and June Vaughn,
11 Andries Gerrit Boog, Renee Bulmer, Erlinda Chiong and Theresa
12 Robles.

13 III

14 The supplying of listings of residential real
15 properties for tenancy for an advance fee is an act for which a
16 prepaid rental listing service license or real estate broker
17 license is required by Section 10167 of the Code.

18 IV

19 At no time prior to engaging in the acts described in
20 Paragraph II did you obtain a prepaid rental listing service
21 license or a real estate broker license.

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NOW THEREFORE, YOU, ORLANDO RAMIREZ, dba Hacienda
Credit Company and any other fictitious business name, together
with your agents and employees, ARE ORDERED TO DESIST AND REFRAIN
from performing any and all acts requiring a real estate license
in California unless and until such time as you obtain the
required license from the Department.

DATED: October 23 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



ORLANDO RAMIREZ
dba Hacienda Credit Company
8815 Whittier Blvd., Suite C and D
Pico Rivera, California 90066

