Department of Real Estate
320 West 4th St., Room 350
Los Angeles, CA 90013-1105

(213) 576-6982

FILED
MAY 19 2005
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: ANGELICA RAMIREZ, dba Residential Rentals.	No. H-31931 LA ORDER TO DESIST AND REFRAIN (B&P Code §10086)

The Real Estate Commissioner of the State of California (hereinafter "Department") has determined from the findings set forth below that you have violated Section 10167.2 of the Business and Professions Code of the State of California (hereinafter "Code").

I

At no time herein mentioned were you, ANGELICA RAMIREZ, licensed by the Department as a prepaid rental listing service or as a real estate broker.

II

During 2002 and 2003, you, for compensation or in expectation of compensation, supplied prospective tenants Jim Ingersoll, Maria Dalia Granados, Gabriel Romero and David Arthur

Lavers with listings of vacant rental apartments and houses for a fee.

III

The activities described above are acts for which a prepaid rental listing service license is required under Section 10167 of the Code.

IV

You violated Section 10167.2 of the Code by engaging in the above-described conduct without first obtaining a prepaid rental listing service license from the Department.

NOW, THEREFORE, YOU, ANGELICA RAMIREZ, DBA RESIDENTIAL RENTALS, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a prepaid rental listing service license is required until such time as you obtain the required license from the Department.

DATED: 4-14-05.

JEFF DAVI
Real Estate Commissioner

cc: Angelica Ramirez
8970-A McNerny Avenue
South Gate, CA 90280-3212

JRP:JN