

FILED
OCT 26 2005
DEPARTMENT OF REAL ESTATE

Jana B. [Signature]

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) NO. H-32271 LA
12)
12 K. STEVEN SHAYAN,) ORDER TO DESIST
13 aka Steven K. Shayan,)
13 Kaveh Shayan, Kevin Shayan,) AND REFRAIN
14 doing business as Apartment)
14 Hunters, 4 Rent in LA and)
15 www.4rentinla.com.)

16 The Real Estate Commissioner of the State of
17 California has determined from the findings herein set
18 forth below that you have violated Section 10167.2 of the
19 Business and Professions Code of the State of California
20 (hereafter "Code").

21 I

22 You, K. STEVEN SHAYAN, also known as Steven K. Shayan,
23 also known as Kaveh Shayan, and also known as Kevin Shayan,
24 doing business as Apartment Hunters, 4 Rent in LA and
25 www.4rentinla.com are not now and have never been licensed by
26 the Department of Real Estate of the State of California
27 (hereafter Department) as a real estate broker or as a prepaid

1 rental listing service ("PRLS") as said term is defined in Code
2 Section 10167(a).

3 II

4 During a period of time beginning in 2001 and
5 continuing to the present, you supplied prospective tenants with
6 listings of residential real property for tenancy (by
7 publication or otherwise), pursuant to an arrangement under
8 which the prospective tenants were required to pay a fee in
9 advance of, or contemporaneously with, the supplying of the
10 listings.

11 III

12 All further references to "you" include the party
13 identified in Paragraph I, above, and also include your
14 employees and agents employed by or associated with you and who
15 at all times herein mentioned were engaged in the furtherance of
16 your business or operations and who were acting within the
17 course and scope of their authority and employment.

18 IV

19 Said prospective tenants included, but were not
20 necessarily limited to, Joseph Kim, Jill Thomsen, Lorraine Altha
21 Wells, Reva Rich, Lisa Panzarini, Scott Greene, Rita Cervantes,
22 Jeremy Padow, Cori Stallings, Cybele Garcia, Emil Macasinag,
23 Neil McClymont, Donesha Moore and Jaime Stickle.

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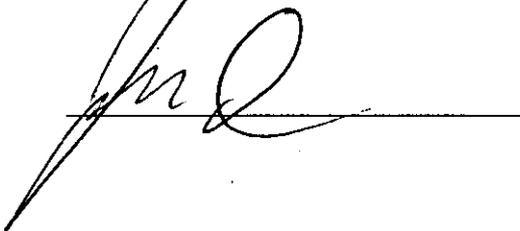
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The supplying of prospective tenants with listings of residential real properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the listings, is an act for which a PRLS license or real estate broker license is required, as set forth in Code Section 10167.2.

NOW, THEREFORE, YOU, K. STEVEN SHAYAN, also known as Steven K. Shayan, also known as Kaveh Shayan, and also known as Kevin Shayan, doing business as Apartment Hunters, 4 Rent in LA and www.4rentinla.com, ARE ORDERED TO DESIST AND REFRAIN from engaging in business as a prepaid rental listing service, individually and under any fictitious business name, unless and until you are in compliance with Division 4, Part 1, Chapter 3, Article 2.3 of the Code.

DATED: 10-18-05

JEFF DAVI
Real Estate Commissioner



cc: K. Steven Shayan
d.b.a. Apartment Hunters 4 Rent in LA
454 South Robertson Blvd. Suite B
Beverly Hills, CA 90211