

1 Department of Real Estate
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3 Los Angeles, California 90013

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FILED
JUN - 3 2010
DEPARTMENT OF REAL ESTATE

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8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 To:)	No. H-36659 LA
)	
12 RENTALS EXPRESS LISTING)	<u>ORDER TO DESIST</u>
13 SERVICE, also known as)	<u>AND REFRAIN</u>
14 Rentals Express, and)	(B&P Code Section 10086)
15 SANDRA VELASQUEZ.)	
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)	

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17 The Commissioner ("Commissioner") of the California Department of Real Estate
18 ("Department") caused an investigation to be made of the activities of RENTALS EXPRESS
19 LISTING SERVICE, also known as Rentals Express, and SANDRA VELASQUEZ
20 ("VELASQUEZ") and has determined that each of them engaged in or is engaging in acts or
21 practices constituting violations of the California Business and Professions Code ("Code")
22 and/or Title 10, California Code of Regulations, including engaging in the business of a prepaid
23 rental listing service in the State of California within the meaning of Section 10167.2. Based on
24 the findings of that investigation, as set forth below, the Commissioner hereby issues the
25 following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

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1 FINDINGS OF FACT

2 1. At no time herein mentioned have RENTALS EXPRESS LISTING
3 SERVICE, also known as Rentals Express, and VELASQUEZ been licensed by the Department
4 in any capacity.

5 2. Whenever acts referred to below are attributed to RENTALS EXPRESS
6 LISTING SERVICE, those acts are alleged to have been done by RENTALS EXPRESS
7 LISTING SERVICE, acting by itself, or by and/or through one or more agents, associates,
8 affiliates, and/or co-conspirators, including but not limited to, VELASQUEZ, and using the
9 names RENTALS EXPRESS LISTING SERVICE, Rentals Express, or any fictitious name
10 unknown at this time.

11 3. RENTALS EXPRESS LISTING SERVICE supplied prospective tenants with
12 listings of residential real property for tenancy (by publication or otherwise), pursuant to an
13 arrangement under which the prospective tenants were required to pay a fee in advance of, or
14 contemporaneously with, the supplying of the listings.

15 4. Said prospective tenants included, but were not necessarily limited to, the
16 following individuals:

17 a. On or about July 29, 2008, Raymond Turrieta Baeza paid an advance fee of
18 \$150 to RENTALS EXPRESS LISTING SERVICE for a listing of residential real properties
19 for tenancy. The fee charged was collected pursuant to provisions of a contract between Mr.
20 Baeza and RENTALS EXPRESS LISTING SERVICE in exchange for RENTALS EXPRESS
21 LISTING SERVICE's listing of available real properties for tenancy for Mr. Baeza. RENTALS
22 EXPRESS LISTING SERVICE failed to provide Mr. Baeza with a listing of suitable real
23 properties for tenancy.

24 b. On or about September 5, 2008, Juan Lopez Llamas paid an advance fee of
25 \$100 to RENTALS EXPRESS LISTING SERVICE for a listing of residential real properties
26 for tenancy. The fee charged was collected pursuant to provisions of a contract between Mr.
27 Llamas and RENTALS EXPRESS LISTING SERVICE in exchange for RENTALS EXPRESS

1 LISTING SERVICE's listing of available real properties for tenancy for Mr. Llamas.
2 RENTALS EXPRESS LISTING SERVICE failed to provide Mr. Llamas with a listing of
3 suitable real properties for tenancy.

4 c. On or about October 1, 2008, Daniel Anaya paid an advance fee of \$150 to
5 RENTALS EXPRESS LISTING SERVICE for a listing of residential real properties for
6 tenancy. The fee charged was collected pursuant to provisions of a contract between Mr. Anaya
7 and RENTALS EXPRESS LISTING SERVICE in exchange for RENTALS EXPRESS
8 LISTING SERVICE's listing of available real properties for tenancy for Mr. Anaya.
9 RENTALS EXPRESS LISTING SERVICE failed to provide Mr. Anaya with a listing of
10 suitable real properties for tenancy.

11 CONCLUSIONS OF LAW

12 5. The supplying of prospective tenants with listings of residential real
13 properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the
14 listings, is an act for which a Prepaid Rental Listing Service license is required as set forth in
15 Section 10167.2 of the Code.

16 6. Based on the information contained in Paragraphs 1 through 4, above,
17 RENTALS EXPRESS LISTING SERVICE, also known as Rentals Express, and VELASQUEZ
18 performed and/or participated in prepaid rental listing services which require a Prepaid Rental
19 Listing Service license or real estate broker license under the provisions of Code Section
20 10167.2 during a period of time when neither of them were licensed by the Department as a real
21 estate broker or Prepaid Rental Listing Service in violation of Section 10167.2 of the Code.

22 DESIST AND REFRAIN ORDER

23 Based on the Findings of Fact and Conclusions of Law stated herein:

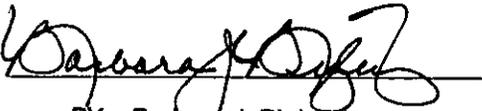
24 1. IT IS HEREBY ORDERED that RENTALS EXPRESS LISTING SERVICE
25 also known as Rentals Express and VELASQUEZ, whether doing business under their own
26 names, or any other names, or any fictitious name:
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(i) Immediately desist and refrain from engaging 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: 6/1, 2010.

JEFF DAVI
Real Estate Commissioner


BY: Barbara J. Bigby
Chief Deputy Commissioner

cc: Rentals Express Listing Service also known as Rentals Express
c/o Sandra Velasquez
10048 Colima Road
Whittier, California 90603

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10048 Colima Road
Whittier, California 90603