

FILED

MAR 01 2012

1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: *Signature/Valencia*

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-37927 LA
)	
12 MARIA LUEVANOS;)	
13 JESSE RAMIREZ;)	
14 ACCESS PROPERTY SERVICES AND)	
15 RENTALS INC. and)	<u>ORDER TO DESIST</u>
16 ACCESS PROPERTY RENTALS INC.;)	<u>AND REFRAIN</u>
)	
)	(B&P Code Section 10086)
)	

17

18 The Commissioner ("Commissioner") of the California Department of Real Estate

19 ("Department") caused an investigation to be made of the activities of MARIA LUEVANOS;

20 JESSE RAMIREZ; ACCESS PROPERTY SERVICES AND RENTALS INC.; and ACCESS

21 PROPERTY RENTALS INC. Based on that investigation, the Commissioner has determined

22 that MARIA LUEVANOS; JESSE RAMIREZ; ACCESS PROPERTY SERVICES AND

23 RENTALS INC.; and ACCESS PROPERTY RENTALS INC. have engaged in, are engaging in,

24 or are attempting to engage in, acts or practices constituting violations of the California Business

25 and Professions Code ("Code") including engaging in the business of a supplying prospective

26 tenants with listing of residential real properties for tenancy for a fee in the State of California

27 within the meaning of Code Section 10167.2 when not properly licensed as a prepaid rental

listing service or as a real estate broker. Based on the findings of that investigation, as set forth

1 below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain
2 Order pursuant to Code Section 10086.

3 FINDINGS OF FACT

4 *Individuals and Entities*

5 1. MARIA LUEVANOS, aka Maria Luevanes ("LUEVANOS") is licensed by
6 the Department as a real estate salesperson, license number 01800917. LUEVANOS is not
7 currently and has never been licensed by the Department as a real estate broker, and is not
8 otherwise licensed to provide prepaid rental listing services ("PRLS") to the public for a fee.

9 2. JESSE RAMIREZ is not currently licensed by the Department in any
10 capacity, and is therefore not authorized to conduct activities requiring a real estate broker or
11 PRLS license.

12 3. ACCESS PROPERTY RENTALS INC. is a California corporation
13 incorporated on or about April 1, 2011. At all times relevant herein, ACCESS PROPERTY
14 RENTALS INC.'s address of record with the California Secretary of State's office was and is
15 1511 W. Holt Ave., Ste. C, Ontario, CA 91762. Spiegel & Utera, P.C., 4727 Wilshire Blvd.
16 Ste. 601, Los Angeles, CA 90010 is the agent for service of process for ACCESS PROPERTY
17 RENTALS INC.

18 4. ACCESS PROPERTY RENTALS INC. has never been licensed by the
19 Department of Real Estate ("Department") in any capacity.

20 5. ACCESS PROPERTY SERVICES AND RENTALS INC. is a California
21 corporation incorporated by Raymond Cid on or about February 8, 2011. Business addresses
22 for ACCESS PROPERTY SERVICES AND RENTALS INC. include: 1511 W. Holt Ave., Ste.
23 C, Ontario, CA 91762; and 146 S. Main St., L176, Orange, CA 92868.

24 6. ACCESS PROPERTY SERVICES AND RENTALS INC. is not now and has
25 never been licensed by the Department in any capacity.

26 7. On or about June 9, 2011, ACCESS PROPERTY RENTALS INC., by and
27 through LUEVANOS as its President, filed a fictitious business name statement with the San
Bernardino County Clerk indicating that ACCESS PROPERTY RENTALS INC. would be

1 doing business as "Access Property Services and Rentals Inc.", at 1511 W. Holt Ave., Ste. C,
2 Ontario, CA 91762.

3 8. ACCESS PROPERTY RENTALS INC. and ACCESS PROPERTY
4 SERVICES AND RENTALS INC., sometimes using the name Access Property Services Inc.¹,
5 will be collectively referred to herein as "ACCESS PROPERTY."

6 9. Whenever acts referred to below are attributed to LUEVANOS, RAMIREZ,
7 and/or ACCESS PROPERTY, those acts include acts performed by LUEVANOS, RAMIREZ,
8 or through one or more agents, associates, affiliates, and/or co-conspirators using the names
9 Access Property Services and Rentals Inc., Access Property Rentals Inc., and Access Property
10 Services Inc.

11 *Unlicensed Prepaid Rental Listing Service Activity*

12 10. Beginning on or before April 15, 2011 and continuing through the present
13 time, LUEVANOS, RAMIREZ, and/or ACCESS PROPERTY advertised and solicited tenants
14 through Craig's List, Penny Saver, and other print and electronic media, offering to provide lists
15 of rental properties available for rent to prospective tenants in exchange for a fee. ACCESS
16 PROPERTY charged prospective tenants advance fees of between \$180 -\$200 for a listing of
17 residential properties for tenancy. The advance fees were collected pursuant to provisions of a
18 contract between the prospective tenants and ACCESS PROPERTY in exchange for a listing of
19 available real properties for tenancy. ACCESS PROPERTY failed to provide the prospective
20 tenants with a listing of suitable real properties for tenancy and refused any requests for a refund.

21 11. Prospective tenants who paid ACCESS PROPERTY for rental listings
22 included, but were not necessarily limited to Jade C., Enrique H., and Sharon F. These
23 prospective tenants received listings of properties which were not in fact for rent, and ACCESS
24 PROPERTY refused to refund their money.

25
26
27 ¹ As of this date, there is no evidence that "Access Property Services Inc.," a licensed corporate real estate broker,
license number 01220324 is affiliated with the parties and transactions referred to in this D&R.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Access Property Services and Rentals Inc.
c/o Raymond Cid
1511 W. Holt Ave. Ste C
Ontario, CA 91762

Access Property Rentals Inc.
c/o Spiegel & Utera P.C.
4727 Wilshire Blvd., #601
Los Angeles, CA 90010

Access Property Rentals Inc.
c/o Maria Luevanos, President
1511 W. Holt Ave. Ste. C
Ontario, CA 91762