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FILED

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DEPARTMENT OF REAL ESTATE
BY: C.2

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To: RENT FOR TOMORROW'S WORLD, INC., JESSICA L. HARKINS, DELON J. RIDKE, ROSE WILSON, MARY MAY, and LLOYD TURNER.	No. H-38220 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of RENT FOR TOMORROW'S WORLD, INC., JESSICA L. HARKINS, DELON J. RIDKE, ROSE WILSON, MARY MAY, and LLOYD TURNER (collectively "Respondents"). Based on that investigation the Commissioner has determined that Respondents have engaged in or are engaging in acts or attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as real estate brokers in the State of California within the meaning of Business and Professions Code Section 10131(b) (soliciting listings of places for rent, negotiate the exchanges of leases on real property, and collecting rents from real property).

In addition, based on that investigation, the Commissioner has determined that Respondents have engaged in or are engaging in acts or are attempting to engage practices constituting violations of the California Business and Professions Code ("Code"). Based on the

findings of that investigation, set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. On March 11, 2009, RENT FOR TOMORROW'S WORLD, INC. ("RFTWI") was licensed by the Department as a corporate real estate broker, License No. 01857397. Respondent RFTWI's license was suspended indefinitely on March 22, 2012, pursuant to the Department's Decision in Department Case No. R-4645.

2. RFTWI is a California corporation formed on or about May 14, 2008. RFTWI was dissolved as a corporation on April 14, 2011. DELON J. RIDKE, JESSICA L. HARKINS, and Dennis James Sullivan were officers or directors of RFTWI.

3. At no time mentioned herein have DELON J. RIDKE, JESSICA L. HARKINS, ROSE WILSON, MARY MAY, and LLOYD TURNER ever been licensed by the Department in any capacity.

4. Code Section 10131 defines a real estate broker as a person who: (b) leases or rents or offers to lease or rent, or places for rent, or solicits listings of places for rent, or solicits for prospective tenants, or negotiates the sale, purchase or exchanges of leases on real property, or on a business opportunity, or collects rents from real property, or improvements thereon, or from business opportunities.

5. Within the three year period prior to the filing of this Order to Desist and Refrain, DELON J. RIDKE and JESSICA L. HARKINS, while doing business as RFTWI, solicited and offered to perform property management services for others including, but not limited to, Bryan Y., David P., Yuhong Z., Hui W., Raul C., Beatriz P., and Peter K. RFTWI entered into a written agreement with said clients to provide property management services for the clients' rental and income properties. DELON J. RIDKE, JESSICA L. HARKINS, ROSE WILSON, MARY MAY, and LLOYD TURNER engaged in property management services while acting as officer, agents or employees on behalf of RFTWI. RFTWI's agents made substantial misrepresentations to their clients including, without limitation, that tenants had not

submitted rental payments or had submitted late rental payments, when in fact, RFTWI had timely received rental payments from tenants.

6. In or around January, 2011, RFTWI notified their clients that the corporation would be filing for bankruptcy. Thereafter, RFTWI's clients discovered that RFTWI, DELON J. RIDKE, and JESSICA L. HARKINS had absconded with clients' trust funds including rents and security deposits collected from tenants.

CONCLUSIONS OF LAW

7. Based on the information contained in Paragraphs 1 through 5, above, RENT FOR TOMORROW'S WORLD, INC., JESSICA L. HARKINS, DELON J. RIDKE, ROSE WILSON, MARY MAY, and LLOYD TURNER violated Code Section 10130 by engaging in activities requiring a real estate license without first obtaining a broker license from the Department.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, IT IS HEREBY ORDERED THAT RENT FOR TOMORROW'S WORLD, INC., JESSICA L. HARKINS, DELON J. RIDKE, ROSE WILSON, MARY MAY, and LLOYD TURNER, whether doing business in their own name or any other fictitious business name, immediately desist and refrain from: performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

DATED: May 29, 2012.

Real Estate Commissioner

By WAYNE S. BELL
Chief Counsel

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by

imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."

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