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FILED

APR 09 2014

BUREAU OF REAL ESTATE

By *J. Aron*

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 To:

12	ADRIAN VILLEGAS TORRES,)	No. H-39400 LA
13	dba OC Pacific Rentals & Services,)	
14	dba Southern Cal Services,)	<u>ORDER TO DESIST</u>
15	dba Lueviers Services,)	<u>AND REFRAIN</u>
	dba IE Lueviers Services, and)	
	dba IE Century Services)	(B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Bureau of Real Estate
17 ("Bureau") caused an investigation to be made of the activities of ADRIAN VILLEGAS
18 TORRES, dba OC Pacific Rentals & Services, dba Southern Cal Services, dba Lueviers
19 Services, dba IE Lueviers Services, and dba IE Century Services. Based on that investigation,
20 the Commissioner has determined that ADRIAN VILLEGAS TORRES, dba OC Pacific Rentals
21 & Services, dba Southern Cal Services, dba Lueviers Services, dba IE Lueviers Services, and
22 dba IE Century Services, has engaged in, is engaging in, or is attempting to engage in, acts or
23 practices constituting violations of the California Business and Professions Code ("Code"),
24 including engaging in the business of a supplying prospective tenants with listings of residential
25 real properties for tenancy for a fee in the State of California and leasing or renting, or offering
26 to lease or rent, soliciting prospective tenants, and collecting rents on behalf of others in
27 expectation of compensation when not properly licensed as a prepaid rental listing service or as a

1 real estate broker, in violation of Code Sections 10167.2 and 10130. Based on the findings of
2 that investigation, as set forth below, the Commissioner hereby issues the following Findings of
3 Fact and Desist and Refrain Order pursuant to Code Section 10086.

4 FINDINGS OF FACT

5 1. ADRIAN VILLEGAS TORRES, aka Adrian Torres (“TORRES”) is not
6 currently, and has never been, licensed by the Bureau as a real estate broker or as a real estate
7 salesperson employed by a real estate broker, and is not otherwise licensed to provide prepaid
8 rental listing services (“PRLS”) to the public for a fee.

9 2. All further references to “TORRES” include TORRES using one or more
10 fictitious business names, as well as TORRES’ employees, agents and representatives acting
11 within the course and scope of their employment, agency and/or representation.

12 *OC Pacific Rentals and Services*

13 3. On or about February 17, 2012, TORRES filed a Fictitious Business Name
14 Statement with the Orange County Clerk-Recorder indicating that as of that date TORRES
15 would be doing business as OC Pacific Rentals and Services (“OC Pacific”). The main office
16 for OC was 285 East Imperial Hwy, Suite 106, Fullerton, CA 92835. On or about February 21,
17 2012, TORRES applied for a business certificate in the City of Fullerton for OC Pacific,
18 indicating that the business would entail, “Tenant screening for houses-homes.”

19 4. Beginning on or before February 22, 2012 and continuing through on or after
20 March 31, 2012, TORRES, dba OC Rentals, advertised and solicited tenants through Craigslist,
21 Penny Saver, and other print and electronic media, offering to provide lists of available rental
22 properties to prospective tenants in exchange for a fee. TORRES, dba OC Pacific, charged
23 prospective tenants upfront fees of between \$200-300 for listings, pursuant to provisions of a
24 written contract. TORRES failed to provide the prospective tenants with listings of suitable
25 rental properties, and refused requests for refunds.

26 5. Prospective tenants who paid TORRES, dba OC Pacific, for rental listings
27 included but were not limited to Jodi K, Adela T., Jose C., Sonia Y., and Sonia G. These

1 prospective tenants received listings of properties which were not in fact for rent. OC Pacific
2 and TORRES refused to refund their money.

3 6. TORRES, dba OC Pacific, demanded and received payment for listing
4 properties as available for rent without the knowledge, consent, permission or authorization of
5 the owners or property managers of the rental properties. As an example, on or about February
6 28, 2012, TORRES advertised rental listings on Craigslist for property located on Brookhurst
7 Street in Anaheim, California. TORRES, dba OC Rentals, was not authorized to charge fees for
8 listing this rental. TORRES was not licensed to lease, rent, or offer to lease or rent, to solicit
9 prospective tenants, and/or to collect rents on behalf of others

10 *Southern Cal Services*

11 7. On or about March 29, 2012, TORRES filed a Fictitious Business Name
12 Statement at the office of the county clerk in Riverside, CA, indicating that he was doing
13 business as Southern Cal Services. The business address for Southern Cal Services was 1735
14 Spruce St., Suite B, Riverside, CA 92507.

15 8. Beginning on or before March 29, 2012 and continuing through on or after
16 November 11, 2012, TORRES, dba Southern Cal Services, advertised and solicited tenants
17 through Craigslist, Penny Saver, and other print and electronic media, offering to provide lists of
18 rental properties available for rent to prospective tenants in exchange for a fee. TORRES, dba
19 Southern Cal Services, charged prospective tenants upfront fees of between \$200-300 listing of
20 residential rental properties. The fees were collected pursuant to provisions of a written contract
21 between the prospective tenants and Southern Cal Services. TORRANCE, dba Southern Cal
22 Services, failed to provide the prospective tenants with listings of suitable real properties for
23 tenancy and refused requests for refunds.

24 9. Prospective tenants who paid TORRES, dba Southern Cal Services, for rental
25 listings included, but were not limited to Carolina G., Martha M., and Dorian M. These
26 prospective tenants received listings of properties which were not in fact for rent, and TORRES,
27 dba Southern Cal Services refused to refund their money.

1 10. TORRES, dba Southern Cal Services, advertised and listed properties as
2 available for rent without the knowledge, consent, permission or authorization of the owners or
3 property managers of the rental properties. As an example, on or about October 23, 2012,
4 TORRES advertised rental listings, including properties in Riverside and Fontana, without the
5 knowledge, consent or authorization of the property owners or their contracted agents. During
6 this time, TORRES was not licensed as a PRLS licensee, as a broker, or as a salesperson
7 employed by a broker.

8 11. Between June and December of 2012, the Better Business Bureau of the
9 Southland received at least 14 complaints from consumers about TORRES's prepaid rental
10 listing activities. TORRES did not respond to these complaints.

11 *Lueviers Services and IE Century Services*

12 12. On or about January 7, 2013, TORRES filed a Fictitious Business Name
13 Statement with the San Bernardino County Clerk's office indicating the he would be doing
14 business as IE Lueviers Services. The business address for IE Lueviers Services is 1428 North
15 Waterman Avenue, Suite B, San Bernardino, CA 92404.

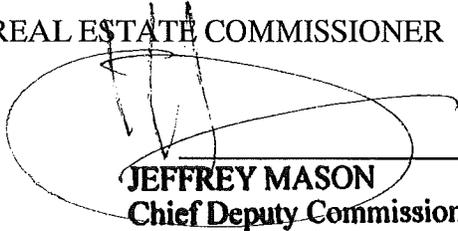
16 13. On or about July 29, 2013, TORRES filed a Fictitious Business Name
17 Statement with the San Bernardino County Clerk's office indicating he would be doing business
18 as IE Century Services. The business address for IE Century Services is 1428 North Waterman
19 #B, San Bernardino, CA 92404.

20 14. Beginning on or before January 7, 2012, and continuing through the present
21 time, TORRES, dba IE Century Services and/or dba IE Lueviers Services advertised and
22 solicited, and continues to advertise and solicit tenants through Craigslist, Penny Saver, and other
23 print and electronic media, offering to provide lists of rental properties available for rent to
24 prospective tenants in exchange for a fee. TORRES, using one or more fictitious business
25 names, charged, and continues to charge, prospective tenants upfront fees of between \$200-\$300
26 for listings of residential properties for tenancy. TORRANCE failed, and continues to fail, to
27 provide prospective tenants with listings of suitable real properties for tenancy and refuses
requests for refunds.

1 Bureau, and until he demonstrates and provides evidence satisfactory to the Commissioner that
2 he is in full compliance with all of the requirements of the Code and Commissioner's
3 Regulations relating to charging, collecting, and accounting for fees.

4 DATED: MARCH 24 2014.

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6 REAL ESTATE COMMISSIONER

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8 
9 **JEFFREY MASON**
10 **Chief Deputy Commissioner**

11
12 cc: Adrian Villegas Torres
13 10083 Hedrick Avenue
14 Riverside, CA 92503

15
16 Adrian Villegas Torres
17 dba IE Century Services
18 dba IE Lueviers Services
19 1428 N. Waterman Ave. #B
20 San Bernardino, CA 92404