

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0791

**FILED**

MAY 23 2010

DEPARTMENT OF REAL ESTATE

By *L. Host*

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 \* \* \*

11 To:	)	
	)	NO. H-2490 FR
12 GLOBAL EVENT RENTAL.COM LLC,	)	
13 an Arizona Limited Liability Corporation,	)	ORDER TO DESIST AND
14 JOSEPH MALOWZI and	)	REFRAIN
DOROTHY PADILLA	)	(B&P Code-Section 10086)
	)	
	)	

16 The Commissioner (Commissioner) of the California Department of Real Estate  
17 (Department) caused an investigation to be made of the activities of GLOBAL EVENT  
18 RENTAL.COM LLC, an Arizona Limited Liability Corporation, doing business under the trade  
19 name registered with the Arizona Secretary of State of GLOBAL EVENT RENTAL, JOSEPH  
20 MALOWZI, and DOROTHY PADILLA. Based on that investigation, the Commissioner has  
21 determined that GLOBAL EVENT RENTAL.COM LLC, JOSEPH MALOWZI, and  
22 DOROTHY PADILLA have engaged in, are currently engaging in, or are attempting to engage  
23 in, acts or practices constituting violations of the California Business and Professions Code  
24 (Code) and/or Title 10, California Code of Regulations (Regulations), including engaging in the  
25 business of, acting in the capacity of, advertising, or assuming to act as, a real estate broker in  
26 the State of California within the meaning of Section 10131(b) of the Code (For another or  
27 others, for or in expectation of compensation, leases or rents or offers to lease or rent, or places

1 for rent, solicits listings of places for rent, or solicits prospective tenants.) Based on the findings  
2 of that investigation, as set forth below, the Commissioner hereby issues the following Findings  
3 of Fact, Conclusions of Law, and Desist and Refrain Order under authority of Section 10086 of  
4 the Code.

5 FINDINGS OF FACT

6 1. At no time herein mentioned has GLOBAL EVENT RENTAL.COM LLC,  
7 JOSEPH MALOWZI, and DOROTHY PADILLA been licensed by the Department in any  
8 capacity.

9 2. For an unknown period of time prior to September 21, 2009, through, until  
10 and including April 20, 2010, and continuing thereafter, GLOBAL EVENT RENTAL.COM  
11 LLC, JOSEPH MALOWZI, and DOROTHY PADILLA solicited owners of real property to  
12 lease and/or solicited prospective tenants to enter into leases of real property and/or negotiated  
13 for the leasing of real property, and solicited listings of places for rent on real property, for or in  
14 expectation of compensation.

15 3. For an unknown period of time prior to November 19, 2009, through, until  
16 and including April 20, 2010, and continuing thereafter, GLOBAL EVENT RENTAL.COM  
17 LLC for or in expectation of compensation solicited owners of real property to lease and/or  
18 solicited prospective tenants to enter into leases of real property and/or negotiated for the leasing  
19 of real property, and solicited listings of places for rent on real properties located, respectively,  
20 in Pebble Beach and Pacific Grove, California, in violation of Sections 10130 and 10131(b) of  
21 the Code.

22 4. On or about November 19, 2009, and on or about January 11, 2010,  
23 GLOBAL EVENT RENTAL.COM LLC, and JOSEPH MALOWZI for or in expectation of  
24 compensation, solicited for and/or attempted to negotiate a listing to lease or rent the real  
25 property of an owner identified as Sylvia Lopez, in violation of Sections 10130 and 10131(b) of  
26 the Code.

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1 EVENT RENTAL, JOSEPH MALOWZI and DOROTHY PADILLA solicited owners of real  
2 property and solicited prospective tenants to rent real property, solicited and/or negotiated for  
3 listings to lease, offered to lease, and/or negotiated leases of real property for or in expectation  
4 of compensation, which requires a real estate license under Section 10131(b) of the Code,  
5 during a period of time when GLOBAL EVENT RENTAL.COM LLC, JOSEPH MALOWZI,  
6 and DOROTHY PADILLA were not licensed by the Department in any capacity in violation of  
7 Sections 10130 and 10131(b) of the Code, and demanded and/or collected advance fees without  
8 first obtaining approval of an advance fee agreement from the Commissioner in accordance with  
9 of Section 10085 of the Code.

10 DESIST AND REFRAIN ORDER

11 Based on the Findings of Fact and Conclusions of Law stated herein;

12 GLOBAL EVENT RENTAL.COM LLC, JOSEPH MALOWZI and DOROTHY  
13 PADILLA, doing business under your own names, or any other names, YOU ARE HEREBY  
14 ORDERED:

15 1. Immediately desist and refrain from performing any acts within the State of  
16 California for which a real estate broker license is required. In particular you are ordered to  
17 desist and refrain from:

18 (i.) Soliciting real property owners, landlords or tenants in connection with  
19 leasing or renting or offering to lease or rent, or placing for rent, or soliciting listings of places  
20 for rent, or soliciting for prospective tenants, or negotiating the sale, purchase or exchanges of  
21 leases on real property, or on a business opportunity, or collecting rents from real property, or  
22 improvements thereon, or from business opportunities unless and until you obtain a real estate  
23 broker license issued by the Department; and,

24 (ii) From charging, demanding, or collecting advance fees unless and until you  
25 obtain a real estate broker license issued by the Department, and until you demonstrate and  
26 provide evidence satisfactory to the Commissioner that you are in full compliance with all of the

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1 requirements of the Code and Chapter 6, Title 10, California Code of Regulations (hereinafter  
2 "Regulations") relating to charging, collecting, and accounting for advance fees.

3           2. Immediately desist and refrain from employing individuals to perform any  
4 acts within the State of California for which a real estate broker licensed is required, unless and  
5 until such individuals obtain a real estate broker license issued by the Department.

6           3. Immediately desist and refrain from demanding or collecting advance fees,  
7 as that term is defined in Section 10026 of the Code, in any form and particularly with respect to  
8 leasing or renting or offering to lease or rent, or placing for rent, or soliciting listings of places  
9 for rent, or soliciting for prospective tenants, or negotiating the sale, purchase or exchanges of  
10 leases on real property, or on a business opportunity, or collecting rents from real property, or  
11 improvements thereon, or from business opportunities, unless and until you demonstrate and  
12 provide evidence satisfactory to the Commissioner that you have :

13           (i) An advance fee agreement which has been submitted to the Department and  
14 which is in compliance with Sections 2970 and 2972 of the Regulations:

15           (ii) Placed all previously collected advance fees into a trust account for that  
16 purpose and are in compliance with Section 10146 of the Code; and,

17           (iii) Provided an accounting to trust fund owner-beneficiaries pursuant to  
18 Section 2972 of the Regulations.

19  
20 DATED: 5/20, 2010

21  
22 JEFF DAVI  
23 Real Estate Commissioner

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25 BY: Barbara J. Bigby  
26 Chief Deputy Commissioner

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1 -NOTICE-

2 Business and Professions Code Section 10139 provides that "Any person acting  
3 as a real estate broker or real estate salesperson without a license or who advertises using words  
4 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
5 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
6 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
7 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
8 (\$60,000). . . ."

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10 cc: GLOBAL EVENT RENTAL.COM LLC  
11 202 East McDowell Road  
12 Phoenix, AZ 85004

JOSEPH MALOWZI  
202 East McDowell Road  
Phoenix, AZ 85004

13 GLOBAL EVENT RENTAL.COM LLC  
14 125 East McDowell Road  
15 Phoenix, AZ 85004

JOSEPH MALOWZI  
125 East McDowell Road  
Phoenix, AZ 85004

16 GLOBAL EVENT RENTAL.COM LLC  
17 1415 W. Indian School Road  
18 Phoenix, AZ 85013

JOSEPH MALOWZI  
1415 W. Indian School Road  
Phoenix, AZ 85013

19 RUSTOM ALI  
20 Agent for Service of Process  
21 GLOBAL EVENT RENTAL.COM LLC  
22 4639 E. La Mirada Way  
23 Phoenix, AZ 85044

24 DOROTHY PADILLA  
25 202 East McDowell Road  
26 Phoenix, AZ 85004

27 DOROTHY PADILLA  
125 East McDowell Road  
Phoenix, AZ 85004

DOROTHY PADILLA  
1415 W. Indian School Road  
Phoenix, AZ 85013