

1 DEPARTMENT OF REAL ESTATE  
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**FILED**  
NOV 16 2023  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 To:

12 SHAWN JAMES HARRINGTON and  
13 DOLORES ANGELIQUE HARRINGTON,

14 Respondents.

) No. H-3509 FR

) ORDER TO DESIST AND REFRAIN  
) (B & P Code Section 10086)

15 The Real Estate Commissioner of the State of California (Commissioner) has  
16 caused an investigation to be made of the activities of SHAWN JAMES HARRINGTON  
17 (SHAWN) and DOLORES ANGELIQUE HARRINGTON (DOLORES), including engaging in  
18 the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker  
19 in the State of California within the meaning of Section 10131(b) of the California Business and  
20 Professions Code (the Code). Based upon the findings of that investigation, as set forth below,  
21 the Commissioner has determined and is of the opinion that:

22 SHAWN has violated Section 10137 of the Code by employing and/or  
23 compensating one or more unlicensed persons to act in the capacity of a real estate broker or  
24 salesperson; and DOLORES has violated Section 10130 of the Code by engaging in the business  
25 of or acting as a real estate salesperson or broker, within the meaning of Section 10131(b) (real  
26 property management) of the Code without first having obtained a real estate salesperson or  
27 broker license from the California Department of Real Estate (Department). Whenever acts

1 referred to below are attributed to SHAWN, those acts are alleged to have been done by  
2 DOLORES, acting by himself, or by and/or through one or more agents, associates, and/or co-  
3 conspirators.

4 FINDINGS OF FACT

5 1. At all times mentioned herein, SHAWN has been licensed by the  
6 Department as a real estate broker.

7 2. At no time mentioned herein was DOLORES licensed by the Department  
8 as a real estate broker or real estate salesperson.

9 3. At all times mentioned herein, beginning in or around 2006, and  
10 continuing up to at least August of 2023, SHAWN and DOLORES engaged in the business of,  
11 acted in the capacity of, or assumed to act as a real estate broker within the State of California  
12 within the meaning of Section 10131(b) of the Code, including leasing or renting or offering to  
13 lease or rent, or places for rent, or soliciting listings of places for rent, or soliciting prospective  
14 tenant, or negotiating the sale, purchase or exchange of leases on real property, or on a business  
15 opportunity, or collecting rents from real property or improvement thereon, or from business  
16 opportunities, including but not limited to that certain real property commonly known as 327 B  
17 Riverview, Capitola; 303 McCormick, Capitola; 327 A Riverview, Capitola; 303 Cherry Ave.,  
18 Capitola, Capitola; 318 #1 Capitola Ave., Capitola; 318 #2 Capitola Ave., Capitola; 112  
19 Esplanade, Unit A, Capitola; and 1589 Prospect Ave, Capitola, all located in California.

20 4. From approximately 2006, through August of 2023, SHAWN employed  
21 and/or compensated DOLORES for performing the acts set out above which require a real estate  
22 license, pursuant to Section 10131(b) of the Code (property management activities).

23 CONCLUSIONS OF LAW

24 1. Based on the Findings of Fact contained in Paragraphs 1 through 4, above,  
25 DOLORES has performed and/or participated in property management activities which require a  
26 real estate license under Section 10131(b) of the Code during a period of time when she was not  
27 licensed by the Department in any capacity, in violation of Section 10130 of the Code.

1                     2.     Based on the Findings of Fact contained in Paragraphs 1 through 4, above  
2 SHAWN employed and/or compensated DOLORES to act in the capacity of a real estate broker  
3 or salesperson in violation of Section 10137 of the Code.

4                                             DESIST AND REFRAIN ORDER

5                     Now, therefore, DOLORES ANGELOUE HARRINGTON IS HEREBY  
6 ORDERED to immediately Desist and Refrain from:

7                     1.     Performing any and all acts within the State of California for which a real  
8 estate salesperson or broker license is required, unless and until she obtains a real estate  
9 salesperson or broker license.

10                     Now, therefore, SHAWN JAMES HARRINGTON IS HEREBY ORDERED to  
11 immediately Desist and Refrain from:

12                     1.     Employing and/or compensating any person for performing any acts  
13 which require a real estate license within the State of California unless and until that person has  
14 obtained from the Department a real estate salesperson or real estate broker license.

15                     DATED:       11/13/23      

16                                                     Real Estate Commissioner  
17                                                     Douglas R. McCauley

18                                                       
19                                                           for Doug McCauley        
20                                             NOTICE

21                     Business and Professions Code Section 10139 provides that “Any person acting  
22 as a real estate broker or real estate salesperson without a license or who advertises using words  
23 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
24 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
25 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
26 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
27 (\$60,000)....”