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FILED
OCT 08 2026
DEPARTMENT OF REAL ESTATE
By B. Nicholas

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: RICHARD DAVID

NO. H- 3666 FR

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

The Real Estate Commissioner ("Commissioner") of the State of California has caused an investigation to be made into the activities of RICHARD DAVID, ("DAVID") that fall within the meaning of Section 10131 (real estate broker defined) of the California Business & Professions Code ("Code"). Based upon the findings of that investigation, as set forth below, the Commissioner has determined and is of the opinion that:

DAVID has violated Section 10130 (license required to act as a real estate broker) of the Code by engaging in the business of or acting as a real estate salesperson or broker, within the meaning of Section 10131(b) (engaging in property management activities) of the Code, without first having obtained a real estate license from the California Department of Real Estate ("Department").

Whenever acts referred to below are attributed to DAVID, those acts are alleged to have been done by DAVID, acting by himself, or through one or more known or unknown agents, associates, and/or co-conspirators, and/or using other names or fictitious business names.

FINDINGS OF FACT

1. At no time has DAVID been licensed by the Department as a real estate salesperson or real estate broker.

2. On or about November 18, 2024, DAVID executed a Property Management Agreement with Claire A. to have DAVID manage the property located at 1233 Woodrow Avenue B, Bakersfield ("the Property"). The agreement provided DAVID six percent of the monthly rent collected, $125 for lease renewals, and fifty dollars per hour for work exceeding normal management and inspections. DAVID's duties included but are not limited to: 1) advertising the Property for rent; 2) accept and qualify applications to rent; 3) sign, renew, negotiate or cancel leases for the Property; 4) collect rent; and 5) institute and prosecute actions to evict.

3. On or about December 4, 2024, DAVID issued an invoice totaling $385 to Claire A. for property management services.

CONCLUSIONS OF LAW

4. Based on the findings of fact contained in paragraphs 1 through 3, above, DAVID, among other things, solicited and/or performed services for landlords, including but not limited to soliciting for prospective tenants, negotiating leases, and collecting rents from real property or improvements thereon on behalf of landlords, for or in expectation of compensation in violation of Sections 10130 and 10131(b) of the Code.

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DESIST AND REFRAIN ORDER

RICHARD DAVID IS HEREBY ORDERED to immediately desist and refrain from performing any and all acts within the State of California for which a real estate license is required, unless and until he obtains a real estate broker license.

DATED: September 15, 2026

[redacted]

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

-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)…."