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FILED

OCT 08 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)
12) NO. H- 3666 FR
13 RICHARD DAVID)
14) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

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

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

26 Whenever acts referred to below are attributed to DAVID, those acts are alleged
27 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.

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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.

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DATED: September - 15, 2026



-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)....”