

FILED

JUL 21 2015

BUREAU OF REAL ESTATE

BY 

1 Bureau of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 To:) No. H-04735 SD
12)
12 LOUIS ALLEN WALLACE) ORDER TO DESIST
13 dba June Realty, Inc.)
14) AND REFRAIN

15 The Commissioner (Commissioner) of the California
16 Bureau of Real Estate (Bureau) caused an investigation to be made
17 of the activities of LOUIS ALLEN WALLACE. Based on that
18 investigation, the Commissioner has determined that LOUIS ALLEN
19 WALLACE has engaged in or is engaging in acts or is attempting to
20 engage in the business of, acting in the capacity of, and/or
21 advertising or assuming to act as a real estate broker in the
22 State of California within the meaning of Business and
23 Professions Code Section 10131(b) (solicits listings of places
24 for rent or solicits for prospective renters and collects rent
25 payments from renters).

26 In addition, based on that investigation, the
27 Commissioner has determined that LOUIS ALLEN WALLACE has engaged

1 in acts or is attempting to engage in practices constituting
2 violations of the California Business and Professions Code
3 ("Code") and/or Title 10, California Code of Regulations
4 ("Regulations"). Based on the findings of that investigation,
5 set forth below, the Commissioner hereby issues the following
6 Findings of Fact, Conclusions of Law, and Desist and Refrain
7 Order under the authority of Section 10086 of the Code.

8 FINDINGS OF FACT

9 1. At no time after August 15, 2013, has LOUIS ALLEN
10 WALLACE been licensed by the Bureau as a real estate broker.

11 2. At the time set forth below, WALLACE solicited
12 owners of residential properties and renters for compensation or
13 in expectation of compensation and fees.

14 3. After August 15, 2013, WALLACE collected rents for
15 the property at 4451 Sapphire Lane, Oceanside, California, owned
16 by Janis L.

17 4. During 2014, WALLACE collected rents for the
18 property at 6525 Via de la Reina, Bonsall, California, owned by
19 Philip V.

20 5. During 2014, WALLACE collected rents for the
21 property at 799 Valley Crest Drive, Oceanside, California, owned
22 by Steven W.

23 CONCLUSIONS OF LAW

24 6. Based on the information contained in Paragraphs 1
25 through 5, above, WALLACE violated Section 10130 of the Code by
26 engaging in the activities without first obtaining a broker
27 license from the Bureau.

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(A) LOUIS ALLEN WALLACE shall immediately desist and refrain from: performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

July 15, 2005

REAL ESTATE COMMISSION

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 the 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)."

JRP : BM