

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007  
4 Telephone: (916) 227-0789

FILED

JAN 22 2008

DEPARTMENT OF REAL ESTATE

By K. Contreras

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BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

TO: )  
SUZAN P. HOUSER ) NO. H-4922 SAC  
dba TWAIN HARTE RENTALS ) ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10086)

The Real Estate Commissioner of the State of California has caused an investigation to be conducted and is of the opinion that you, SUZAN P. HOUSER, individually and doing business as TWAIN HARTE RENTALS, while engaged in activities which require a real estate broker license under the provisions of Section 10131(b) of the California Business and Professions Code (hereafter "the Code") have violated Section 10130 of the Code.

I

At no time herein mentioned have you, SUZAN P. HOUSER, been licensed by the Department of Real Estate of the State of California (hereinafter "Department") either as a real estate broker or a real estate salesperson.

1 II

2 At all times herein mentioned, you, SUZAN P. HOUSER,  
3 engaged in the business of, acted in the capacity of, advertised,  
4 or assumed to act as a real estate broker within the State of  
5 California, within the meaning of Section 10131(b) of the Code,  
6 including the operation and conduct of a property management  
7 business with the public wherein, on behalf of another or others,  
8 for compensation or in expectation of compensation, you leased  
9 or rented and offered to lease or rent, and placed for rent,  
10 solicited listings of real property for rent, and solicited for  
11 prospective tenants of real property or improvements thereon,  
12 and collected rents from real property or improvements thereon.

13 III

14 In the course of the activities and conduct described  
15 in Paragraph II, above, you, SUZAN P. HOUSER, solicited  
16 prospective tenants, negotiated rentals and collected rents from  
17 real properties for or on behalf of another or others, in  
18 various such transactions, including, but not limited to, the  
19 following:

- 20 1) Subject Property: 22743 Brett Harte Drive  
21 Twain Harte, California  
Property Owner: Nancy Mullins  
22 Lease Date: March 4, 2004
- 23 2) Tenant Name: Don Oshman  
Subject Property: 18248 Lakeview Drive  
24 Twain Harte, California
- 25 3) Tenant Name: Leslie Cutonilli and  
Michael and Carol Hignite  
26 Subject Property: 21957 Elizabeth Lane  
Sonora, California  
27 Lease Date: August 16, 2007

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IV

At no time mentioned herein were you licensed by the Department as a real estate broker or as a real estate salesperson.

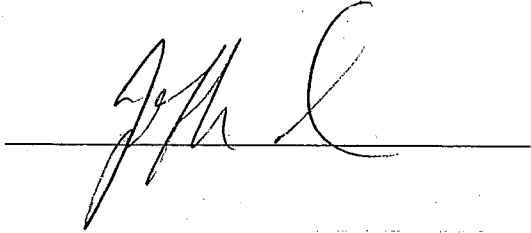
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In acting as described in Paragraphs I, II, III and IV, above, you violated Section 10130 of the Code.

NOW, THEREFORE, YOU, SUZAN P. HOUSER, INDIVIDUALLY AND DOING BUSINESS AS TWAIN HARTE RENTALS, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license.

DATED: 1-2-08

JEFF DAVI  
Real Estate Commissioner



cc: TWAIN HARTE RENTALS  
P. O. Box 1225  
22922 Twain Harte Dr.  
Twain Harte, CA 95383

SUZAN P. HOUSER  
19817 Greenview Drive  
Twain Harte, CA 95383