

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

4 (213) 559-5990

FILED

DEC 23 2025

DEPT. OF REAL ESTATE

By 

7 STATE OF CALIFORNIA

8 DEPARTMENT OF REAL ESTATE

9 To:)
10 JOSE RODRIGUEZ;) No. H-05881 SD
11 and)
12 SYLVIA RODRIGUEZ) **ORDER TO**
) **DESIST AND REFRAIN**
) **(Business & Professions Code §10086)**
13 _____)

14 The Commissioner ("Commissioner") of the California Department of Real Estate
15 ("Department" or "DRE") caused an investigation to be made of the activities of JOSE
16 RODRIGUEZ ("JRODRIGUEZ") and SYLVIA RODRIGUEZ ("SRODRIGUEZ"). Based on
17 that investigation, the Commissioner has determined that JRODRIGUEZ and SRODRIGUEZ
18 and/or any other fictitious business name(s) used by JRODRIGUEZ and/or SRODRIGUEZ, have
19 engaged in, are engaging in, or are attempting to engage in, acts or practices constituting
20 violations of the California Business and Professions Code ("Code"), including violating Code
21 Section 10130 by engaging in the business of, acting in the capacity of, and/or advertising or
22 assuming to act as a licensed real estate broker ("REB") or a real estate salesperson ("RES") in
23 the State of California within the meaning of: Code Section 10131(A), by selling or offering to
24 sell, buying or offering to buy, soliciting prospective sellers or buyers of, soliciting or obtaining
25 listings of, or negotiating the purchase, sale or exchange of real property or a business

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27 DRE Order To Desist & Refrain: Jose Rodriguez and Sylvia Rodriguez

1 opportunity. Based on the findings of that investigation, as set forth below, the Commissioner
2 hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order
3 under the authority of Section 10086 of the Code.

4 Whenever acts referred to below are attributed to JRODRIGUEZ, those acts are
5 alleged to have been done by JRODRIGUEZ, acting by himself, or by and/or through one or
6 more agents, associates, affiliates, and/or co-conspirators whose name(s) or fictitious name(s) are
7 unknown at this time.

8 Whenever acts referred to below are attributed to SRODRIGUEZ, those acts are
9 alleged to have been done by SRODRIGUEZ, acting by herself, or by and/or through one or
10 more agents, associates, affiliates, and/or co-conspirators whose name(s) or fictitious name(s) are
11 unknown at this time.

12 **FINDINGS OF FACT**

13 **UNLICENSED JOSE RODRIGUEZ**

14 1.

15 According to DRE records to date and publicly accessible online
16 (<https://pplinfo2.dre.ca.gov/PPLInfo/PplInfoStart?LicenseID=01165111>), JRODRIGUEZ is not
17 licensed by the Department in any capacity and has no license rights under the Real Estate Law
18 (Part 1 of Division 4 of the Code) or any license endorsements attaching to any Department
19 licenses.

20 2.

21 According to DRE records to date and publicly accessible at the aforementioned
22 webpage described in Paragraph 1, JRODRIGUEZ was licensed as a RES, DRE license
23 ID 01165111 between August 12, 1993 and September 27, 2021. JRODRIGUEZ' license was
24 revoked on September 27, 2021 in DRE Case H-05224 SD, pursuant to Code Sections 490,
25
26
27

1 10177(B), and 10186.2 for his felony criminal convictions in Imperial County (California) Case
2 No. JCF002156, and his failure to report said convictions to the DRE.

3 3.

4 At the time of JRODRIGUEZ' license revocation, his address of record was 1213
5 Rosas St., Calexico, California 92231 ("Calexico address"). From July 18, 2018 to April 18,
6 2021, JRODRIGUEZ' responsible REB of record was Robert Alan Irving ("Irving").

7 **UNLICENSED SYLVIA RODRIGUEZ**

8 4.

9 According to DRE records to date and publicly accessible online
10 (<https://www2.dre.ca.gov/PublicASP/ppinfo.asp>), SRODRIGUEZ is not now, and has never
11 been, licensed by the Department in any capacity and has no license rights under the Real Estate
12 Law (Part 1 of Division 4 of the Code) or any license endorsements attaching to any Department
13 licenses.

14 5.

15 According to DRE records to date and publicly accessible online
16 (<https://secure.dre.ca.gov/publicasp/unlicenseddnr.asp?FileID=H-2449SD>), on or about October
17 29, 1998, the DRE issued an Order to Desist and Refrain against unlicensed SRODRIGUEZ [and
18 Irving] in DRE Case H-2449 SD at the Calexico address described above in Paragraph 3,
19 pursuant to Code Section 10086 for SRODRIGUEZ' violation of Code Section 10131(B) and
20 Irving's violation of Code Section 10137.

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9.

Licensee Robert Alan Irving

According to DRE records to date and publicly accessible online (<https://pplinfo2.dre.ca.gov/PPLInfo/PplInfoStart?LicenseID=00615544>), Irving, is presently licensed and/or has license rights under the Real Estate Law as a REB, DRE license ID 00615544, expiring on January 31, 2026. Irving was originally licensed by the DRE on or about March 11, 1982, as a RES, and on or about October 31, 1989 as a REB. Irving's mailing and main address of record is 1488 Olive Ave., El Centro, California, California 92243 (Olive address) and his license is presently not affiliated with any RES or DBAs. Irving has one (1) branch office, the address of which is listed twice in his DRE records, as 722 S. Imperial Ave., Suite 1, Calexico, CA 92231 (added on or about March 21, 2025) and 722 S. Imperial Avenue, Suite 1, Calexico, CA 92231 (added on or about March 25, 2025) (Imperial address). Irving's license is not presently affiliated with any licensed corporations.

10.

According to DRE records to date and publicly accessible at the aforementioned webpage described in Paragraph 9, Irving's license has a history of discipline. On or about June 14, 1999, Irving's license was suspended for sixty (60) days in DRE Case H-2450 SD, pursuant to Code Sections 10137, 10138 and 10177(d) for his employment and compensation of unlicensed SRODRIGUEZ to perform property management activities described in Code Section 10131(B).

11.

According to DRE records to date and publicly accessible at the aforementioned webpage described in Paragraph 9, on or about October 29, 1998, the DRE issued an Order to Desist and Refrain against Irving [and unlicensed SRODRIGUEZ] in DRE Case H-2449 SD at the Calexico address described above in Paragraph 3, pursuant to Code Section 10086 for

1 Irving's violation of Code Section 10137 and SRODRIGUEZ' violation of Code Section
2 10131(B).

3 12.

4 According to DRE records to date and publicly accessible at the aforementioned
5 webpage described in Paragraph 9, on or about September 24, 2025, in DRE Case H-05854 SD,
6 an Accusation was filed that alleged Irving's violations of: Code Section 10137, Code Section
7 10148, Code Section 10159.5 and Regulation 2731, Code Section 10162 and Regulation 2715,
8 and Code Section 10163, all of which, pursuant to Code Sections 10177(d) and/or 10177(g),
9 constitute cause for discipline of Respondent's license(s), license rights, and license
10 endorsements.

11 **UNLICENSED ACTIVITIES**

12 13.

13 At all times mentioned, in the State of California, REB Irving conducted licensed
14 activities within the meaning of Code Section 10131¹ and performed real estate activities, which
15 require a real estate license, including, but not limited to activities performed by his employees,
16 agents and RES. At all times mentioned, in the State of California, unlicensed JRODRIGUEZ
17 and SRODRIGUEZ conducted licensed activities within the meaning of Code Section 10131 and
18

19 _____
20 ¹ Pursuant to Code Section 10131 *Broker Defined*, "A real estate broker within this meaning of this part is a person
21 who, for a compensation or in expectation of a compensation, regardless of the form or time of payment, does or
22 negotiates to do one or more of the following acts for another or others: (a) Sells or offers to sell, buys or offers to
23 buy, solicits prospective sellers or purchasers of, solicits or obtains listings of, or negotiates the purchase, sale or
24 exchange of real property or a business opportunity. (b) Leases or rents or offers to lease or rent, or places for rent,
25 or solicits listings of places for rent, or solicits for prospective tenants, or negotiates the sale, purchase or exchanges
26 of leases on real property, or on a business opportunity, or collects rents from real property, or improvements
27 thereon, or from business opportunities. (c) Assists or offers to assist in filing an application for the purchase or
lease of, or in locating or entering upon, lands owned by the state or federal government. (d) Solicits borrowers or
lenders for or negotiates loans or collects payments or performs services for borrowers or lenders or note owners in
connection with loans secured directly or collaterally by liens on real property or on a business opportunity. (e) Sells
or offers to sell, buys or offers to buy, or exchanges or offers to exchange a real property sales contract, or a
promissory note secured directly or collaterally by a lien on real property or on a business opportunity, and performs
services for the holders thereof."

1 performed real estate sales activities, which require a real estate license, when they were not
2 licensed by the DRE.

3 14.

4 Janet C. Complaint

5 On or about December 21, 2023, the DRE received a complaint from Janet C. and
6 Diego J. (“Consumers”) regarding JRODRIGUEZ located at the Calexico address, e-mail
7 address cbreclx@gmail.com, and described and identified as DRE license ID 01165111.
8 Specifically, Consumers described seeing a listing on Zillow for real property located at #####
9 Ruby Ct., Calexico, CA 92231 (“subject property”) in or about December 2023, and making
10 contact with the individual who answered the door. Consumers received a return call from
11 JRODRIGUEZ, who they described as “acted as seller’s agent” and scheduled a viewing for
12 December 18, 2023.

13 15.

14 Subsequent to viewing the subject property, Consumers made a verbal offer, for
15 which JRODRIGUEZ prepared a written offer for Consumers to sign via DocuSign. Said
16 Residential Purchase Agreement (“RPA” or “Offer”) dated December 20, 2023 listed Irving as
17 the broker and agent for both buyers/Consumers and seller, and according to the footer, was
18 prepared on the zipForm account that belonged to Casa Blanca Real Estate located at the
19 Imperial address described above in Paragraph 9.

20 16.

21 Irving DocuSigned as both Buyer’s REB and as seller’s REB on December 18,
22 2023, and on the same date, Consumers also DocuSigned the Offer. On December 19, 2023,
23 SRODRIGUEZ arrived at Consumers’ home to pick up Consumers’ \$5,000 check (Check No.
24 1103) for earnest money deposit (“EMD”), payable to Generations Escrow (“Generations”).
25 According to Consumers, on that date, SRODRIGUEZ represented that she had a client who
26

1 would be interested in purchasing Consumers' home.

2 17.

3 Consumers' Offer was accepted the following day. Upon Consumers' discovery
4 on December 20, 2023 that JRODRIGUEZ' DRE license was revoked, Consumers proceeded
5 with steps to cancel the transaction via e-mail notification sent to JRODRIGUEZ, Generations,
6 their lender, and submitted the online DRE complaint described above in Paragraph 14.

7 According to Consumers, they have not had any communications with Irving.

8 18.

9 **DRE Subpoena to Generations Escrow**

10 On or about March 15, 2024, the DRE issued a *Subpoena Duces Tecum* to
11 Generations for "All writings relating to the escrow business conducted by Generations Escrow
12 Corporation pertaining to: ... #### Ruby Ct., Calexico, CA 92231."

13 19.

14 According to the files produced by Generations in response to the DRE's March
15 15, 2024 subpoena, unlicensed JRODRIGUEZ and unlicensed CBRE utilized Irving's REB
16 license to perform activities that require a real estate license, including at least two (2)
17 incomplete sales transactions pertaining to the subject property described above in Paragraphs 14
18 through 17 (including Escrow #39938) and one (1) successful transaction, Escrow #40031, of the
19 subject property in which Irving received a \$27,600 commission.

20 20.

21 **Escrow #39938**

22 According to the file for Escrow #39938 produced by Generations, buyers
23 Francisco A. and Mariana L. submitted a Residential Purchase Agreement ("RPA") offer to
24 purchase the subject property on October 24, 2023 (date of the RPA). The offer was prepared by
25 buyer's broker (REB Victor Conner/I-Realty) and presented to Irving (seller's broker) on
26

1 October 24, 2023, and Irving DocuSigned it on October 25, 2023. On October 25, 2023, the
2 seller counter-offered. According to the footer, Seller Counter Offer No. 1 dated October 25,
3 2023 was prepared by Irving/Casa Blanca Real Estate at the Imperial Ave. address described
4 above in Paragraph 9.

5 21.

6 Escrow #40031

7 According to the file for Escrow #40031 produced by Generations, buyers Janet
8 C. and Diego J. (Consumers, as described above in Paragraphs 14 through 17) submitted an RPA
9 offer to purchase the subject property on December 20, 2023 (date of the RPA). According to
10 the footer, the offer was prepared by Irving/Casa Blanca Real Estate at the Imperial Ave. address
11 described above in Paragraph 9. Irving DocuSigned as both buyer's REB and as seller's REB on
12 December 18, 2023.

13 22.

14 Escrow #40100

15 According to the file for Escrow #40100 produced by Generations, buyers Jesus
16 A. and Linda A. submitted an RPA offer to purchase the subject property on January 16, 2024
17 (date of the RPA). According to the footer, the offer was prepared by Irving/Casa Blanca Real
18 Estate at the Imperial Ave. address described above in paragraph 9. On January 16, 2024, seller
19 accepted and DocuSigned the offer, while Irving DocuSigned as both buyer's REB and as
20 seller's REB.

21 23.

22 According to the Seller's Final Closing Statement dated March 6, 2024, escrow
23 closed on March 6, 2024 and Irving was to receive \$27,600, with \$13,800 as listing broker's
24 commission and another \$13,800 as selling broker's commission. According to the Outgoing
25 Wire – Advice of Debit confirmation, Generations paid Bank of America Account Number
26

27

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1 -6034 and “Beneficiary Party: CORE Property Management” the amount \$27,600 on March 7,
2 2024. According to Wire Instructions signed by Irving on February 14, 2022, Irving had on file
3 instructions to wire funds due to Irving to a Bank of America account bearing the name “CBRE
4 Property Management,” Account Number -6034. According to Generations’ Wire Verification
5 dated March 6, 2024, Wire Number 14154 in the amount of \$27,600 was wired to Irving.

6 According to unsigned Commission Instructions on the letterhead of Generations Escrow dated
7 January 17, 2024, Generations was directed to disburse \$27,600 in total commission to Irving.

8 24.

9 According to Wire Instructions signed by Irving and notarized on February 14,
10 2022, Generations was directed to wire funds due to Irving to the Bank of America account in
11 the name of “CBRE Property Management,” Account Number -6034.

12 25.

13 **DRE Subpoena to Bank of America**

14 On or about October 1, 2024, the DRE issued a *Subpoena Duces Tecum* to Bank
15 of America for documents relating to Account Number -6034 in the name of CBRE Property
16 Management, including signature cards in effect on March 6, 2024, bank statements, deposit
17 tickets, and check deposits for the month of March 2024, and disbursements from the account for
18 the month of March 2024.

19 26.

20 According to the files produced by Bank of America in response to the DRE’s
21 October 1, 2024 subpoena, Bank of America Account Number -6034 is an account in the name
22 of “CBRE Property Management LLC.” According to the signature card dated March 11, 2019,
23 JRODRIGUEZ and SRODRIGUEZ are members of CBRE Property Management LLC and are
24 the only two signators.

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1 27.

2 According to the March 1, 2024 to March 31, 2024 bank statement produced by
3 Bank of America in response to the DRE's October 1, 2024 subpoena, a wire transfer from
4 Generations was received in the amount of \$27,600 with a reference to "Commission, ####
5 Ruby Court" on March 7, 2024.

6 28.

7 **DRE Subpoena to Imperial County Association of Realtors**

8 On or about July 16, 2024, the DRE issued a *Subpoena Duces Tecum* to the
9 Imperial County Association of Realtors ("ICAR") for "Copies of all MLS activity for the
10 property located at #### Ruby Ct., Calexico, CA 92231, MLS #ICAOR 23322599IC from
11 1/2023 to the present."

12 29.

13 According to the documents produced by ICAR in response to the DRE's July 16,
14 2024 subpoena, the subject property was listed by Irving on October 17, 2023 and sold as of
15 March 6, 2024.

16 30.

17 **Communications with Buyer's REB Victor Conner (Escrow #39938)**

18 According to REB Victor Conner (Conner), on October 24, 2023, he called Irving
19 at 760-890-5663 to request an appointment to view the subject property, to which Irving
20 responded that he would discuss a viewing with the seller. On the same day, Conner received a
21 text from "Javier" who texted that a property manager named "Silvia" would let Conner and his
22 client view the subject property, which they did on the same day and subsequently made an offer.
23 By October 26, 2023, after counters from both seller and buyer, the seller accepted the buyer's
24 first counter; the buyers ultimately cancelled the transaction, and the last communication Conner
25 had with "Javier," Irving, or "Silvia" was Conner's notification of his client's cancellation.
26

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1 31.

2 **Communications with Buyer Jesus A. (Escrow #40100)**

3 According to Jesus A., his agent in his purchase of the subject property was
4 “Casablanca Real Estate,” and his agent in the transaction were three (3) people,
5 “Robert/Roberto,” JRODRIGUEZ, and another person whose name he could not recall. Jesus A.
6 confirmed that he arrived at his purchase price for the subject property through negotiations with
7 Casablanca Real Estate.

8 32.

9 **DRE Communications with Irving**

10 On December 27, 2023, the DRE sent an inquiry letter to Irving regarding real
11 estate activities performed by his employee, non-licensee Jose Rodriguez (JRODRIGUEZ).
12 Specifically, the DRE’s letter asked for Irving’s response by or before January 15, 2024 to the
13 following:

14 “If Jose Rodriguez is not licensed, please provide answers to the following
15 questions:

- 16 1. What specific real estate services does he provide?
- 17 2. How long has he been providing these services?
- 18 3. How is he paid for their services? Please submit proof of compensation.
- 19 4. Is he an employee (W-2) or independent contractor (1099)? Please
20 provide any employment agreement you have with him.
- 21 5. How many transactions has he conducted in the past year? Please
22 provide copies of the pertinent documents for those transactions,
23 including, but not limited to, purchase agreements, other contracts, escrow
24 closing statements, etc.
- 25 6. Are you, or any company or individual with whom you work, operating
26

1 under the authority of a license issued by another California agency or
2 under an exemption from the Department of Real Estate's licensing laws?
3 If so, please identify the licensing agency and/or explain how any claimed
4 exemption applies to your activities.”

5 33.

6 On January 16, 2024, Irving sent an email to the DRE's Special Investigator with
7 the following text:

8 “This is in response to your letter dated 12/27/2023

9 Item 1. I do not know.

10 Item 2. I do not know.

11 Item 3. I do not know.

12 Item 4. Part one, I do not know. I have no agreement with him.

13 Item 5. I do not know.

14 Item 6. No.”

15 34.

16 On or about July 3, 2024, the DRE issued a *Subpoena Duces Tecum* to Irving for
17 “All writings relating to the real estate sales business conducted by Robert Alan Irving doing
18 business under any fictitious name related to a real property listing for a property located at ####
19 Ruby Ct., Calexico, CA 92231; MLS#23322599IC.” To date, the DRE has received no response
20 from Irving.

21 **CONCLUSIONS OF LAW**

22 35.

23 Based on the findings of fact contained in paragraphs 1 through 34, JOSE
24 RODRIGUEZ, acting by himself or by and/or through one or more agents, associates,
25 representatives, and/or co-conspirators, whose name(s) or fictitious name(s) are unknown at this
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1 time, engaged in the business of, acted in the capacity of, and/or advertised or assumed to act as
2 a real estate broker or a real estate salesperson in the State of California within the meaning of
3 Code Section 10131(a), by selling or offering to sell, buying or offering to buy, soliciting
4 prospective sellers or buyers of, soliciting or obtaining listings of, or negotiating the purchase,
5 sale or exchange of real property or a business opportunity, which acts require a real estate
6 broker license under Section 10130 of the Code, during a period of time when JOSE
7 RODRIGUEZ was not licensed by the Department in any capacity, in violation of Section 10130
8 of the Code.

9 36.

10 Based on the findings of fact contained in paragraphs 1 through 34, SYLVIA
11 RODRIGUEZ, acting by herself or by and/or through one or more agents, associates,
12 representatives, and/or co-conspirators, whose name(s) or fictitious name(s) are unknown at this
13 time, engaged in the business of, acted in the capacity of, and/or advertised or assumed to act as
14 a real estate broker or a real estate salesperson in the State of California within the meaning of
15 Code Section 10131(a), by selling or offering to sell, buying or offering to buy, soliciting
16 prospective sellers or buyers of, soliciting or obtaining listings of, or negotiating the purchase,
17 sale or exchange of real property or a business opportunity, which acts require a real estate
18 broker license under Section 10130 of the Code, during a period of time when SYLVIA
19 RODRIGUEZ was not licensed by the Department in any capacity, in violation of Section 10130
20 of the Code.

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