

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4 Telephone: (916) 227-0789

FILED
FEB - 2 2001

DEPARTMENT OF REAL ESTATE

By *Lauree L. Zinn*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)	No. H-7914 SF
)	
12 ARLEIGH EUGENE DISNEY,)	<u>ORDER TO DESIST AND REFRAIN</u>
13 individually and doing)	(B&P Code Section 10086)
14 business as DISNEY AND)	
15 COMPANY REALTY,)	

16 The Real Estate Commissioner of the State of California
17 (hereinafter "Commissioner") has determined from evidence
18 available to her that you, ARLEIGH EUGENE DISNEY, individually
19 and doing business as DISNEY AND COMPANY REALTY (hereinafter
20 "you"), while engaged in activities which require a real estate
21 broker license under the provisions of Section 10131(b) of the
22 California Business and Professions Code (hereinafter "the
23 Code"), violated Section 10130 of the Code.

24 I

25 At all times mentioned herein to and until
26 August 1, 1997, you were licensed by the Department of Real
27 Estate of the State of California (herein "the Department") as a

1 real estate salesperson. At no time mentioned herein from or
2 after August 1, 1997, were you licensed by the Department as a
3 real estate broker or as a real estate salesperson.

4 II

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

16 III

17 On or about September 1, 1999, in the course of the
18 property management activities described in Paragraph II, above,
19 you solicited and obtained employment by Gilda Dunn to manage,
20 solicit for prospective tenants for, lease or rent, and collect
21 rents on, residential real property owned by Gilda Dunn at 271
22 Clinton Park, San Francisco, California.

23 IV

24 Between on or about September 1, 1999, and on or about
25 September 30, 1999, in the course of the property management
26 activities described in Paragraphs II and III, above, you
27 solicited and obtained prospective tenants for, offered for lease

1 and rent, and leased and rented the residential real property
2 owned by Gilda Dunn at 271 Clinton Park, San Francisco,
3 California, to Francine Wiley as tenant, and thereafter collected
4 rents from said tenant on said real property.

5 V

6 In acting as described in Paragraphs I through IV,
7 inclusive, above, you engaged in the business and acted in the
8 capacity of a real estate broker within the State of California
9 as defined by Section 10131(b) of the Code.

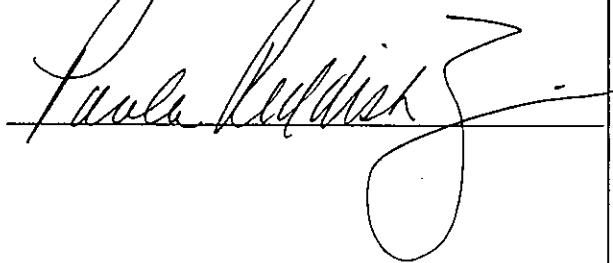
10 VI

11 Your acts and omissions described in Paragraphs I
12 through V, inclusive, above, violated Section 10130 of the
13 Code.

14 NOW, THEREFORE, YOU, ARLEIGH EUGENE DISNEY, ARE HEREBY
15 ORDERED TO DESIST AND REFRAIN from performing any activities for
16 which a real estate license is required unless you comply with
17 Section 10130 of the Code.

18 DATED: January 30, 2001.

19 PAULA REDDISH ZINNEMANN
20 Real Estate Commissioner

21 
22

23 cc: ARLEIGH EUGENE DISNEY
24 4792 Geary Boulevard
25 San Francisco, CA 94118
26
27