

1 DEPARTMENT OF REAL ESTATE
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FILED

MAY 16 2012

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA
9 DEPARTMENT OF REAL ESTATE

10 To:)
11) NO. H-11380 SF
12 BIRSEN LARSON.)
13) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

14 The Real Estate Commissioner (the Commissioner) of the California Department
15 of Real Estate (herein the Department) caused an investigation to be made of the activities of
16 BIRSEN LARSON (herein LARSON) dba "International Relocation Solutions." Based on that
17 investigation, the Commissioner has determined that LARSON has engaged in, is engaging in, or
18 is attempting to engage in, acts or practices constituting violations of the California Business and
19 Professions Code (herein the Code), including acting in the capacity of, advertising, or assuming
20 to act as a real estate broker in the State of California within the meaning of Code Section
21 10131(b) (property management services). Furthermore, based on the investigation, the
22 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under
23 the authority of Code Section 10086.

24 FINDINGS OF FACT

25 1. During the period of time set out below, LARSON was licensed by the
26 Department as a real estate salesperson.
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2. During the period of time set out below, LARSON was not employed by or under the supervision of a real estate broker.

3. During the period of time set out below, LARSON negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity; collect rents from real property, or improvements thereon, or from business opportunities.

4. Between about March 2, 2011 and October 11, 2011, in connection with the activities described in Paragraph 3, above, Respondent solicited prospective tenants and property owners, offering to rent or lease a "wide array of unique individually owned properties" and to perform property management services and property marketing, in violation of Section 10130 of the Code.

5. Between about October 11, 2011 and October 19, 2011, Respondent solicited a Department Deputy Commissioner, Crystal U., in order to secure a rental property for Crystal U., in violation of Section 10130 of the Code.

CONCLUSIONS OF LAW

6. Based on the Findings of Fact contained in Paragraphs 1 through 5, above, LARSON performed and/or participated in property management activities which require a real estate broker license under Code Sections 10130 and 10131(d), during a period of time when LARSON was not licensed as a real estate broker and was not employed by or under the supervision of a real estate broker.

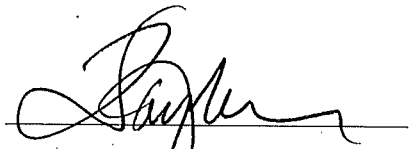
DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, you BIRSEN LARSON, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, that you immediately desist and refrain from providing or

1 participating in property management services for others for compensation unless and until you
2 individually obtain a real estate broker license issued by the Department or are employed and
3 supervised by a real estate broker.

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5 DATED: 4/22, 2012
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7 Real Estate Commissioner

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11 By WAYNE S. BELL
12 Chief Counsel

13 **- NOTICE -**

14 Business and Professions Code Section 10139 provides that, "Any person acting
15 as a real estate broker or real estate salesperson without a license or who advertises using words
16 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
17 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
18 imprisonment in the county jail for a term not to exceed six months, or by both fine and
19 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
20 (\$60,000) . . ."

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24 cc: BIRSEN LARSON
25 P.O. Box 30753
26 Oakland, CA 94604
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