

1 BUREAU OF REAL ESTATE
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FILED

JUN 26 2014

BUREAU OF REAL ESTATE

By K. Contreras

8 BEFORE THE
9 BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 To:) NO. H-11729 SF
13 BARBARA DOLBEC.)
14) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

15 The Real Estate Commissioner ("Commissioner") of the California Bureau of
16 Real Estate ("Bureau") caused an investigation to be made of the activities of BARBARA
17 DOLBEC ("DOLBEC"). Based on that investigation, the Commissioner has determined that
18 DOLBEC has engaged in, is engaging in, or is attempting to engage in, acts or practices
19 constituting violations of the California Business and Professions Code ("Code") and/or Title 10,
20 Chapter 6, California Code of Regulations ("Regulations"), including acting in the capacity of,
21 advertising or assuming to act as a real estate broker in the State of California within the
22 meaning of Section 10131(b) (representing clients in the capacity of a rental property manager)
23 of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the
24 following Findings of Fact and Desist and Refrain Order under the authority of Section 10086 of
25 the Code.

26 FINDINGS OF FACT

- 27 1. At no time has DOLBEC been licensed by the Bureau in any capacity.

2. At least during the period of time set out below, DOLBEC, for or in expectation of compensation, negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: soliciting and showing properties to prospective tenants, negotiating rental terms, preparing rental agreements and collecting rent on behalf of clients.

3. On or about January 22, 2014, a Special Investigator from the Bureau's Oakland Office reviewed Respondent's website www.rereader.com/montereyrentals which listed various real properties for rent. On that same date, the Special Investigator sent an e-mail to DOLBEC requesting information about some of the rental properties listed on DOLBEC's website. DOLBEC responded that day with rental information for the real property located at 107 3rd Street, Pacific Grove, California.

4. In furtherance of her property management activities, on or about January 28, 2014, DOLBEC e-mailed the Special Investigator an "Application to Rent" and a draft "Confirmation of Rental Reservation" for the 3rd Street property.

5. The Special Investigator conducted a search of the Monterey County Recorder's website and confirmed that the 3rd Street property was not owned by DOLBEC.

CONCLUSIONS OF LAW

6. Based on the Findings of Fact contained in Paragraphs 1 through 5, above, DOLBEC has performed and/or participated in property management activities which require a real estate license under Section 10131(b) of the Code during a period of time when DOLBEC was not licensed by the Bureau in any capacity, in violation of Section 10130 of the Code.

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BARBARA DOLBEC is ordered to immediately desist and refrain from performing any and all acts within the State of California for which a real estate broker license is required, and in particular, from providing or participating in property management services for others and for compensation and/or the expectation of compensation.

REAL ESTATE COMMISSIONER

REAL ESTATE COMMISSIONER

-NOTICE-

To: Barbara Dolbec