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2 DEPARTMENT OF REAL ESTATE  
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**FILED**  
MAY 14 2003  
DEPARTMENT OF REAL ESTATE

*Laura B. Jones*

6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO:  
12 CELIA GALLARDO, and ) No. H-30110 LA  
13 GALLARDO PROPERTY MANAGEMENT INC., )  
14 individually, as a corporation, and )  
15 dba Gallardo Property Management, ) ORDER TO DESIST AND  
16 ) REFRAIN  
17 ) (B&P Section 10086)

16 The Real Estate Commissioner of the State of  
17 California has caused an investigation to be conducted and is of  
18 the opinion that you have violated Section 10130 of the Business  
19 and Professions Code of the State of California in that you  
20 engaged in property management activities which require a real  
21 estate license without first obtaining a real estate broker  
22 license. This opinion is based on the findings set forth below.

23 1.

24 Beginning on or before February 1, 2002, and at  
25 various times thereafter in Los Angeles County, California, for  
26 compensation or in expectation of compensation, you solicited  
27

1 prospective tenants for, negotiated rental agreements for and  
2 collected rents from real properties owned by another or others.  
3 Included in the rental properties owned by another or others for  
4 which you performed property management activities were the  
5 following:

6 a) 45505 10<sup>th</sup> St West  
7 Lancaster, California 91321

8 Collected rents and managed rental property located at  
9 this address on behalf of Joseph Shaber between  
10 February 1, 2002 and August 28, 2002 and received  
11 compensation for these services.

12 b) 38437 10<sup>th</sup> Place East, #2  
13 Palmdale, California 93550

14 On or about March 27, 2002, CELIA GALLARDO in person  
15 and in writing solicited a resident of rental property  
16 located at 38437 10<sup>th</sup> Place East, #2, in Palmdale,  
17 California 93550 to negotiate a one year lease on  
18 behalf of the owners of the property, Kevin and  
19 Rebecca Carasco. On or about April 6, 2002, Gallardo  
20 Property Management sent a letter to a resident of  
21 rental property notifying her that the rent would be  
22 increased.

23 c) As of September 11, 2002, GALLARDO PROPERTY  
24 MANAGEMENT, INC. managed approximately 100 properties,  
25 of which 23 are owned by CELIA GALLARDO.

26 2.

27 By the commission of the acts alleged above, you,  
CELIA GALLARDO, and you, GALLARDO PROPERTY MANAGEMENT, INC.,  
individually, as a corporation, and doing business as Gallardo  
Property Management, engaged in the business and acted in the  
capacity of a real estate broker within the State of California  
as defined by Section 10131(b) of the Business and Professions  
Code.

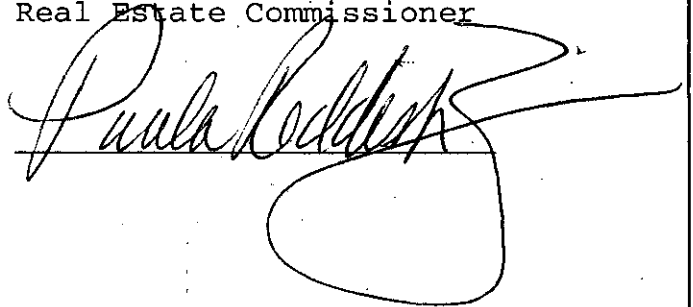
3.

Prior to engaging in the business and acting in the capacity of a real estate broker within the State of California, you failed to obtain a real estate broker license from the Department of Real Estate in violation of Section 10130 of the Code.

NOW, THEREFORE, YOU ARE 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, individually, as a corporation and under any fictitious business name, unless and until you obtain a real estate broker license from the Department of Real Estate.

DATED: May 2, 2003

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner



cc: Celia Gallardo  
Gallardo Property Management, Inc.  
25223 De Wolfe Rd.  
Newhall, CA 91321

MJR: AW