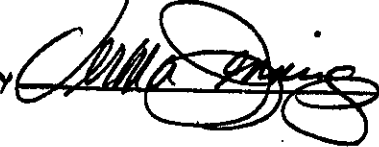Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105
(213) 576-6982

FILED

AUG 1 3 2004

DEPARTMENT OF REAL ESTATE

By [signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To:)   NO. H-31176 LA
)
    AIDA MONTALVO   )   ORDER TO DESIST
)   AND REFRAIN
_____)   (B&P Code § 10086)

       The Real Estate Commissioner of the State of

California has determined from the findings set forth below that

you AIDA MONTALVO have violated Section 10130 of the Business

and Professions Code of the State of California (hereinafter

"Code").

                                  I

       At no time herein mentioned were you, AIDA MONTALVO,

licensed by the Department of Real Estate of the State of

California (hereinafter "Department") as a real estate broker.

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-1-

II

During 2002 and 2003, you, while acting on behalf of another or others, for compensation or in expectation of compensation, solicited owners to rent their properties. Said owners included, but were not necessarily limited to, Tom and Linda Stanton, Clintie Linkhart, Mark Tower and Antonia Lizarraga. Thereafter, you negotiated and executed an agreement with said owners to rent their property.

III

The activities described above are acts for which a real estate broker license is required under Section 10131(b) of the Code.

IV

You violated Section 10130 of the Code by engaging in the above-described conduct without first obtaining a real estate broker license from the Department.
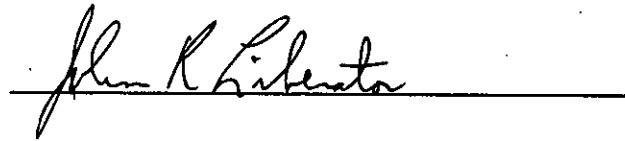
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NOW, THEREFORE, YOU, AIDA MONTALVO, ARE ORDERED TO

DESIST AND REFRAIN from performing any and all acts for which a

real estate broker license is required until such time as you

obtain the required license from the Department.

DATED: _____July 16_____, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner

John R. Liberator

cc: Aida Montalvo
      21700 E. Copley Drive, #200
      Diamond Bar, CA 91765

JRP:LM

-3-