

1 Department of Real Estate
2 320 West 4th St., Room 350
3 Los Angeles, California 90013

4 (213) 576-6913
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FILED
NOV 22 2004

DEPARTMENT OF REAL ESTATE

By 

10 BEFORE THE DEPARTMENT OF REAL ESTATE

11 STATE OF CALIFORNIA

12 * * *

13 TO:) No. H-31523 LA
14 PAUL ANTHONY SKIKNE))
15) ORDER TO DESIST
) AND REFRAIN
)

16 The Real Estate Commissioner of the State of California
17 (hereinafter "Department") has determined from the findings set
18 forth below that you, PAUL ANTHONY SKIKNE, dba Rentwave, have
19 violated Section 10167.11(b)(4) of the Business and Professions
20 Code of the State of California (hereinafter "Code").

21 I

22 At all times herein mentioned, you were licensed by the
23 Department as a real estate broker conducting business as a
24 prepaid rental listing service as defined by Section 10167(a) of
25 the Code.

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II

In or about November 2001, you referred property located at 296 Laurel Drive, Altadena, California, to prospective tenants knowing or having reason to know that you did not have written or oral permission to list the property from the property owner, manager or authorized agent.

III

In or about February 2003, you referred property located at 2320 Pacific Avenue, Venice, California, to prospective tenants knowing or having reason to know that you did not have written or oral permission to list the property from the property owner, manager or authorized agent.

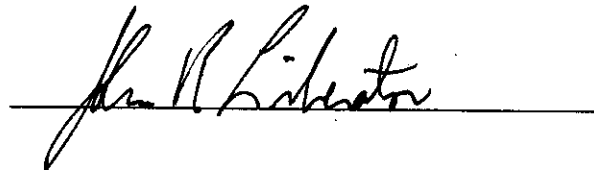
IV

By engaging in the above-described conduct, you performed activities in violation of Code Section 10167.11(b) (4).

NOW, THEREFORE, YOU, PAUL ANTHONY SKIKNE, ARE ORDERED TO DESIST AND REFRAIN from engaging in any activities requiring a real estate license without first complying with Code Section 10167.11(b) (4).

DATED: November 5, 2004.

JOHN R. LIBERATOR
Acting Real Estate Commissioner



cc: Paul Anthony Skikne
1053 Harvard St.
Santa Monica, CA 90403

JRP:TF