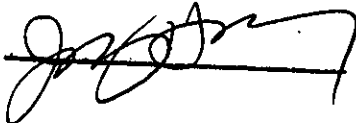


2002  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6982

**FILED**  
MAR 18 2005  
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

|                       |   |                        |
|-----------------------|---|------------------------|
| TO:                   | ) | NO. H-31769 LA         |
|                       | ) |                        |
| SANDRA AGUILAR, doing | ) | <u>ORDER TO DESIST</u> |
| business as Quality   | ) | <u>AND REFRAIN</u>     |
| Living Services.      | ) |                        |

The Real Estate Commissioner of the State of California has determined from the findings herein set forth below that you have violated Section 10167.2 of the Business and Professions Code ("Code").

I

You, SANDRA AGUILAR, doing business as Quality Living Services, are not now and have never been licensed by the Department of Real Estate of the State of California as a real estate broker or as a prepaid rental listing service ("PRLS") as said term is defined in Code Section 10167(a).

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II

During a period of time in the past three (3) years, you, supplied prospective tenants with listing(s) of residential real property for tenancy (by publication or otherwise), pursuant to an arrangement under which the prospective tenants were required to pay a fee of \$180.00 prior to, or contemporaneously with, the supplying of the listings.

III

Said prospective tenants included, but were not necessarily limited to, Catherine Burgos, Steve Alan Butkus, Delia L. Reed, Sylvia R. Mora, Sterling Titus, Alfred Martinez, Christine Laxamana, Gia Rukavina, Julian Cox and Ronnie Salse.

IV

In addition, you advertised in the Pennysaver numerous listings for housing as available for prospective tenants. Upon payment of the \$180.00 fee to your business, many prospective tenants subsequently discovered that there were actually no vacancies at the properties which you advertised as being available.

V

The supplying of prospective tenants with listings of residential real properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the listings, is an act for which a PRLS license or real estate broker license is required, as set forth in Code Section 10167.2.

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1 NOW, THEREFORE, YOU, SANDRA AGUILAR, DOING BUSINESS AS  
2 QUALITY LIVING SERVICES, ARE ORDERED TO DESIST AND REFRAIN from  
3 engaging in business as a prepaid rental listing service,  
4 individually and under any fictitious business name, unless and  
5 until you are in compliance with the Real Estate Law, Business  
6 and Professions Code, Division 4, Part 1, Chapter 3, Article 2.3  
7 of the Code.

8 DATED: 3-15-05

9  
10 JEFF DAVE  
11 Real Estate Commissioner  
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13  
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20  
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23

24 cc: Sandra Aguilar  
25 Quality Living Services  
26 5390 San Jose Street  
27 Montclair, CA 91763