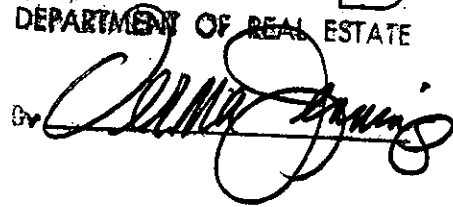


1 Department of Real Estate
2 320 West 4th St., Room 350
3 Los Angeles, CA 90013-1105

4 (213) 576-6982

FILED
MAY 19 2005
DEPARTMENT OF REAL ESTATE



8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:))	No. H-31931 LA
))	
12 ANGELICA RAMIREZ,))	<u>ORDER TO DESIST</u>
13 dba Residential Rentals.))	<u>AND REFRAIN</u>
))	(B&P Code §10086)
))	

14
15 The Real Estate Commissioner of the State of California
16 (hereinafter "Department") has determined from the findings set
17 forth below that you have violated Section 10167.2 of the
18 Business and Professions Code of the State of California
19 (hereinafter "Code").

20 I

21 At no time herein mentioned were you, ANGELICA RAMIREZ,
22 licensed by the Department as a prepaid rental listing service or
23 as a real estate broker.

24 II

25 During 2002 and 2003, you, for compensation or in
26 expectation of compensation, supplied prospective tenants Jim
27 Ingersoll, Maria Dalia Granados, Gabriel Romero and David Arthur

1 Lavers with listings of vacant rental apartments and houses for a
2 fee.

3 III

4 The activities described above are acts for which a
5 prepaid rental listing service license is required under Section
6 10167 of the Code.


7 IV

8 You violated Section 10167.2 of the Code by engaging in
9 the above-described conduct without first obtaining a prepaid
10 rental listing service license from the Department.

11
12 NOW, THEREFORE, YOU, ANGELICA RAMIREZ, DBA RESIDENTIAL
13 RENTALS, ARE ORDERED TO DESIST AND REFRAIN from performing any
14 and all acts for which a prepaid rental listing service license
15 is required until such time as you obtain the required license
16 from the Department.

17 DATED: 4-14-05

18 JEFF DAVI
19 Real Estate Commissioner

20
21 
22

23
24
25 cc: Angelica Ramirez
26 8970-A McNerny Avenue
27 South Gate, CA 90280-3212

JRP:JN