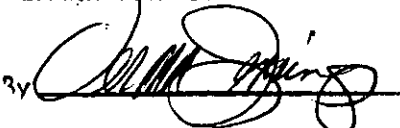


1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4
5 (213) 576-6982
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FILED
AUG 25 2010
DEPARTMENT OF REAL ESTATE
By 

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-36775 LA
12 TAMMY L. LOPEZ) ORDER TO DESIST
13 DbA Lopez Leasing.) AND REFRAIN
14)

15 The Commissioner (Commissioner) of the California
16 Department of Real Estate (Department) caused an investigation to
17 be made of the activities of TAMMY L. LOPEZ dba Lopez Leasing.
18 Based on that investigation, the Commissioner has determined that
19 you have engaged in, are engaging in, or are attempting to engage
20 in, acts or practices constituting violations of the California
21 Business and Professions Code (Code), including violating Code
22 Section 10130 by engaging in the business of, acting in the
23 capacity of, and/or advertising or assuming to act as, a real
24 estate broker in the State of California within the meaning of
25 Code Section 10131(b) (soliciting renters and owners and
26 negotiating rental agreements on real property) and Section
27 10131.2 (advance fee handling). Furthermore, based on the

1 investigation, the Commissioner hereby issues the following
2 Findings of Fact, Conclusions of Law, and Desist and Refrain
3 Order under the authority of Section 10086 of the Code.

4 Whenever acts referred to below are attributed to
5 TAMMY L. LOPEZ or "you" those acts are alleged to have been
6 done by acting by yourself, or by and/or through one or more
7 agents, associates, affiliates, and/or co-conspirators.

8 FINDINGS OF FACT

9 1. You are not now and have never been licensed by the
10 Department of Real Estate of the State of California (hereinafter
11 "Department") as a real estate broker.

12 2. During 2008 through 2009, for or in expectation of
13 compensation, you solicited renters or owners and negotiated
14 rental agreements on real property.

15 3. In approximately May, 2008, you solicited Kiziana
16 Jean-Louis to rent property located at 5042 Denny Ave. #1, North
17 Hollywood, California. Thereafter, you collected a \$500 advance
18 fee deposit from Jean-Louis.

19 4. During 2009, for or in expectation of compensation,
20 you solicited potential renters of real property through the
21 Craigslist website.

22 CONCLUSIONS OF LAW

23 5. Based on the findings of fact contained in
24 paragraphs 1 through 4, your acts, acting by yourself, or by
25 and/or through one or more agents, associates, affiliates, and/or
26 co-conspirators, solicited renters and owners and negotiated
27 rental agreements on real property which acts require a real

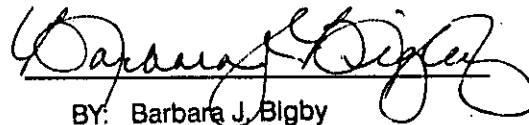
1 estate broker license under Section 10131(b) of the Code, during
2 a period of time when you were not licensed by the Department as
3 a real estate broker, in violation of Section 10130 of the Code.

4 DESIST AND REFRAIN ORDER

5 Based on the Findings of Fact and Conclusions of Law
6 stated herein, you, TAMMY L. LOPEZ dba Lopez Leasing, whether
7 doing business under your own names, or any other names or
8 fictitious names, ARE HEREBY ORDERED to immediately desist and
9 refrain from performing any acts within the State of California
10 for which a real estate broker license is required unless or
11 until you obtain a real estate broker license from the
12 Department. In particular, you are ordered to desist and refrain
13 from soliciting renters and owners and negotiating rental
14 agreements for real property.

15
16 DATED: 4/21/10

17 JEFF DAVI
18 Real Estate Commissioner

19 
20 BY: Barbara J. Bigby
21 Chief Deputy Commissioner

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

1 **Notice:** Business and Professions Code Section 10139 provides
2 that "Any person acting as a real estate broker or real estate
3 salesperson without a license or who advertises using the words
4 indicating that he or she is a real estate broker without being
5 so licensed shall be guilty of a public offense punishable by a
6 fine not exceeding twenty thousand dollars (\$20,000), or by
7 imprisonment in the county jail for a term not to exceed six
8 months, or by both fine and imprisonment; or if a corporation,
9 be punished by a fine not exceeding sixty thousand dollars
10 (\$60,000)."
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23 cc: Tammy L. Lopez
24 1613 Chelsea Road, #182
25 San Marino, CA 91108

26 JRP:JM
27