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1 DEPARTMENT OF REAL ESTATE
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
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11 (213) 576-6982

OCT 26 2010

DEPARTMENT OF REAL ESTATE
BY: James B. Olson

STATE OF CALIFORNIA
DEPARTMENT OF REAL ESTATE

11 To:)
12) NO. H-36884-LA
13 TIMESHARE RELIEF, INC.)
14) ORDER TO DESIST AND
15) REFRAIN
16) (B&P Code Section 10086)
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17 The Commissioner (Commissioner) of the California Department of Real Estate
18 (Department) caused an investigation to be made of the activities of TIMESHARE RELIEF,
19 INC. (TSR). Based on that investigation, the Commissioner has determined that TSR has
20 engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations
21 of the California Business and Professions Code (Code) and/or Title 10, Chapter 6, California
22 Code of Regulations (Regulations), including the business of, acting in the capacity of, and/or
23 advertising or assuming to act as, real estate brokers in the State of California within the meaning
24 of Section 10131(a) (soliciting or negotiating the exchange of real property) of the Code.
25 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
26 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
27 of the Code.

1 solicited and negotiated the exchange of real property, which acts require a real estate broker
2 license under Section 10131(a) of the Code, during a period of time when TSR was not licensed
3 by the Department as a real estate broker, in violation of Section 10130 of the Code.

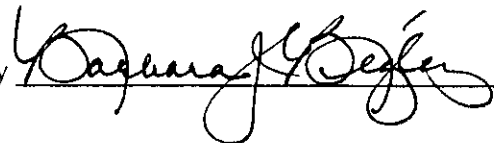
4 8. Furthermore, TSR does not satisfy the exemption from license requirements under
5 Code Section 10133(a)(2) for "a person holding a duly executed power of attorney for the owner
6 of the real property with respect to which the acts are performed". TSR's Timeshare Relief
7 Agreement stipulates that power of attorney is granted to a "vendor title company", not TSR
8 itself. Similarly, the power of attorney over Hazel K.'s timeshare was granted to Chad Newbold,
9 not TSR. Also, pursuant to Code Section 10133(b), the power of attorney exemption is not
10 applicable to a person who attempts to use it for the purpose of evading the requirements of Code
11 Section 10131.

12 DESIST AND REFRAIN ORDER

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14 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is
15 hereby ordered that TIMESHARE RELIEF, INC., whether doing business under its own name,
16 or any other names, IS HEREBY ORDERED to immediately desist and refrain from performing
17 any acts within the State of California for which a real estate broker license is required, unless
18 or until they are properly licensed by the Department.

19
20 DATED: 10/20/2010

21 JEFF DAVI
22 Real Estate Commissioner

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

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24 cc: TIMESHARE RELIEF, INC.,
25 2239 West 190th Street
26 Torrance, CA 90504
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