

Direct File

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DEPARTMENT OF REAL ESTATE
BY: *R. Kiebert*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)	No. H-37331 LA
)	
12 JAIME OLIVA.)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	
)	(B&P Code Section 10086)
)	

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16 The Commissioner ("Commissioner") of the California
17 Department of Real Estate caused an investigation to be made of
18 the activities of JAIME OLIVA ("OLIVA"). Based on that
19 investigation, the Commissioner has determined that OLIVA has
20 engaged in, is engaging in, or is attempting to engage in, acts
21 or practices constituting violations of the California Business
22 and Professions Code, including 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 California Business and Professions Code Sections 10131(d)
26 (soliciting borrowers for or collecting payments in connection
27 with loans secured by liens on real property) and 10131.2

1 (advanced fees). Furthermore, based on the investigation, the
2 Commissioner hereby issues the following Findings of Fact,
3 Conclusions of Law, and Desist and Refrain Order under the
4 authority of California Business and Professions Code Section
5 10086.

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7 FINDINGS OF FACT

8 1. From at least March 15, 2005 to the present,
9 OLIVA has not been licensed with the Department of Real Estate
10 as a real estate broker.

11 2. In or about June 2008, OLIVA solicited payment
12 from Maria M. for the possible refinance of property at 6103
13 Melvil Street, Culver City, CA 90232. Maria M. gave three
14 checks to OLIVA dated June 18, 2008, June 18, 2008, and July 12,
15 2008 paid to the order of OLIVA in the amount of \$600.00,
16 \$700.00, and \$500.00, respectively. Maria M. also gave a fourth
17 check dated June 18, 2008 to OLIVA that was paid to the order of
18 Jonathon Hu for \$800.00 for appraisals. However, this fourth
19 check was deposited into the same account as the three checks
20 paid to the order of OLIVA.

21 CONCLUSIONS OF LAW

22 3. Based on the findings of fact contained in
23 Paragraphs 1 through 2, OLIVA, acting by himself, or by and/or
24 through one or more agents, associates, affiliates, and/or co-
25 conspirators, solicited and collected payments for the
26 refinancing of real property, which acts require a real estate
27 broker license under California Business and Professions Code

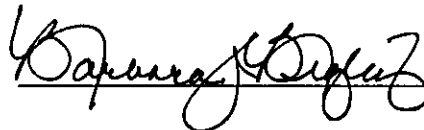
1 Sections 10131(d) and 10131.2, during a period of time when
2 OLIVA was not licensed by the Department of Real Estate as a
3 real estate broker, in violation of California Business and
4 Professions Code Section 10130.

5 DESIST AND REFRAIN ORDER

6 Based upon the FINDINGS OF FACT and CONCLUSIONS OF
7 LAW stated herein, it is hereby ordered that JAIME OLIVA,
8 whether doing business under his/her own name, or any other
9 names, IS HEREBY ORDERED to immediately desist and refrain from
10 performing any acts within the State of California for which a
11 real estate broker license is required, unless or until JAIME
12 OLIVA is properly licensed by the Department of Real Estate.

13 DATED: 5/19/11

14 Real Estate Commissioner

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

24 cc: JAIME OLIVA

25 411 Walnut Haven Drive
26 West Covina, CA 91790

27 8300 Sixth Avenue
Hesperia, CA 92345