

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

4 FINDINGS OF FACT

5 1. On March 11, 2009, RENT FOR TOMORROW'S WORLD, INC. ("RFTWI")
6 was licensed by the Department as a corporate real estate broker, License No. 01857397.
7 Respondent RFTWI's license was suspended indefinitely on March 22, 2012, pursuant to the
8 Department's Decision in Department Case No. R-4645.

9 2. RFTWI is a California corporation formed on or about May 14, 2008. RFTWI
10 was dissolved as a corporation on April 14, 2011. DELON J. RIDKE, JESSICA L. HARKINS,
11 and Dennis James Sullivan were officers or directors of RFTWI.

12 3. At no time mentioned herein have DELON J. RIDKE, JESSICA L.
13 HARKINS, ROSE WILSON, MARY MAY, and LLOYD TURNER ever been licensed by the
14 Department in any capacity.

15 4. Code Section 10131 defines a real estate broker as a person who: (b) leases or
16 rents or offers to lease or rent, or places for rent, or solicits listings of places for rent, or solicits
17 for prospective tenants, or negotiates the sale, purchase or exchanges of leases on real property,
18 or on a business opportunity, or collects rents from real property, or improvements thereon, or
19 from business opportunities.

20 5. Within the three year period prior to the filing of this Order to Desist and
21 Refrain, DELON J. RIDKE and JESSICA L. HARKINS, while doing business as RFTWI,
22 solicited and offered to perform property management services for others including, but not
23 limited to, Bryan Y., David P., Yuhong Z., Hui W., Raul C., Beatriz P., and Peter K. RFTWI
24 entered into a written agreement with said clients to provide property management services for
25 the clients' rental and income properties. DELON J. RIDKE, JESSICA L. HARKINS, ROSE
26 WILSON, MARY MAY, and LLOYD TURNER engaged in property management services
27 while acting as officer, agents or employees on behalf of RFTWI. RFTWI's agents made
28 substantial misrepresentations to their clients including, without limitation, that tenants had not

1 submitted rental payments or had submitted late rental payments, when in fact, RFTWI had
2 timely received rental payments from tenants.

3 6. In or around January, 2011, RFTWI notified their clients that the corporation
4 would be filing for bankruptcy. Thereafter, RFTWI's clients discovered that RFTWI, DELON J.
5 RIDKE, and JESSICA L. HARKINS had absconded with clients' trust funds including rents and
6 security deposits collected from tenants.

7
8 CONCLUSIONS OF LAW

9 7. Based on the information contained in Paragraphs 1 through 5, above, RENT
10 FOR TOMORROW'S WORLD, INC., JESSICA L. HARKINS, DELON J. RIDKE, ROSE
11 WILSON, MARY MAY, and LLOYD TURNER violated Code Section 10130 by engaging in
12 activities requiring a real estate license without first obtaining a broker license from the
13 Department.

14 DESIST AND REFRAIN ORDER

15 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
16 herein, IT IS HEREBY ORDERED THAT RENT FOR TOMORROW'S WORLD, INC.,
17 JESSICA L. HARKINS, DELON J. RIDKE, ROSE WILSON, MARY MAY, and LLOYD
18 TURNER, whether doing business in their own name or any other fictitious business name,
19 immediately desist and refrain from: performing any acts within the State of California for which
20 a real estate broker license is required, unless you are so licensed.

21 DATED: May 29, 2012.

22
23 Real Estate Commissioner

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25 
26 By WAYNE S. BELL
Chief Counsel

27 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
28 real estate broker or real estate salesperson without a license or who advertises using words
indicating that he or she is a real estate broker without being so licensed shall be guilty of a
public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by

1 imprisonment in the county jail for a term not to exceed six months, or by both fine and
2 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
3 (\$60,000).”

4 cc: Rent For Tomorrow's World, Inc.
5 c/o Legalzoom.com, Inc.
6 100 West Broadway, Suite 100
7 Glendale, CA 91210

8 Jessica L. Harkins, Mary May, and Lloyd Turner
9 33250 Jamieson St. 23622 Descanso Dr.
10 Lake Elsinore, CA 92530 Moreno Valley, CA 92557

11 Delon J. Ridke, Rose Wilson, and Lloyd Turner
12 12531 Sunnymeadows Dr.
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