

FILED

MAY - 7 2013

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: James B. Kline

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:

No. H-38861 LA

MTL INVESTMENT ENTERPRISES INC, d.b.a. MTL
Escrow Services

ORDER TO DESIST AND
REFRAIN
(B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of MTL INVESTMENT ENTERPRISES INC, d.b.a. MTL Escrow Services (MTL). Based on that investigation, the Commissioner has determined that MTL has violated the exemption for real estate brokers performing in house escrows for their own brokered sales and loans pursuant to California Financial Code Section 17006(a)(4) (Financial Code). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Business and Professions Code (Code) Section 10086.

1 Whenever acts referred to below are attributed to MTL, those acts are alleged to
2 have been done by MTL, acting by itself , or by and/or through one or more agents, associates,
3 affiliates, and/or co-conspirators, or other names or fictitious names unknown at this time.

4 FINDINGS OF FACT

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6 1. MTL has been licensed by the Department as a corporate real estate broker
7 since April 20, 2010.

8 2. On or about April 1, 2010, MTL filed a Fictitious Business Name Statement
9 with the Los Angeles County Recorder's Office, registering MTL Escrow Services as a fictitious
10 business name.

11 3. On or about November 8, 2010, MTL, conducted a third party escrow for
12 purchasers Fernando P. and Maria A., when MTL was not performing acts in the course of, or
13 incidental to, a real estate transaction in which MTL was an agent or party to the transaction and
14 in which MTL was performing acts for which a real estate license is required.

15 CONCLUSIONS OF LAW

16 4. Based on the Findings of Fact contained in Findings 1 through 3, MTL acting
17 by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators,
18 or other names or fictitious names unknown at this time conducted broker-controlled escrow
19 services. Said escrow services were not conducted incidental to real estate transactions where the
20 broker was a party or agent and where the broker was performing acts for which a real estate
21 license is required, in violation of Financial Code Section 17006(a)(4).

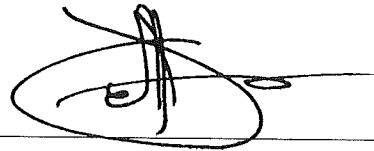
22 DESIST AND REFRAIN ORDER

23 Based on the Findings of Fact and Conclusions of Law stated herein, MTL
24 INVESTMENT ENTERPRISES INC and MTL ESCROW SERVICES, whether doing business
25 under your own names, or any other names or fictitious names, ARE HEREBY ORDERED to
26
27

1 immediately desist and refrain from performing escrow services in California unless and until
2 you are in compliance with California Financial Code Section 17006(a)(4).

3
4 DATED: April 25, 2013

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6 REAL ESTATE COMMISSIONER

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9
10 By: Jeffrey Mason
Chief Deputy Commissioner

11 cc: MTL Investment Enterprises Inc
12 6808 Atlantic Avenue
13 Bell, CA 90201
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