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Section

Department of Real Estate  
320 West Fourth Street, Ste. 350  
Los Angeles, California 90013

Telephone: (213) 576-6982

**FILED**

MAY - 7 2013

DEPARTMENT OF REAL ESTATE  
BY: Laura B. Kim

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

11	To:	)	No. H-38862 LA
12	DENNIS SADORRA and	)	<u>ORDER TO DESIST</u>
13	SADORRA LLC, dba	)	<u>AND REFRAIN</u>
14	Real Property Management of	)	
15	Coachella Valley, dba RPM of Coachella	)	
	Valley, and dba	)	(B&P Code Section 10086)
	<u>www.rpmcoachellavalley.com.</u>	)	

16 The Real Estate Commissioner of the State of California ("Commissioner") has

17 caused an investigation to be made of the activities of DENNIS SADORRA and SADORRA

18 LLC, dba Real Property Management of Coachella Valley, dba RPM of Coachella Valley and

19 dba www.rpmcoachellavalley.com. Based on that investigation, the Commissioner has

20 determined that DENNIS SADORRA and SADORRA LLC have engaged in, are engaging in, or

21 are attempting to engage in, acts or practices constituting violations of the California Business

22 and Professions Code ("Code"), including acting in the capacity of, advertising and/or assuming

23 to act as a real estate broker in the State of California within the meaning of Code Sections

24 10131(b) (leasing or renting, or offering to lease or rent, soliciting prospective tenants, and

25 collecting rents on behalf of others in expectation of compensation.) Based on that investigation,

26 the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist

27

1 and Refrain Order under the authority of Section 10086 of the Code.

2 Whenever acts referred to below are attributed to DENNIS SADORRA or  
3 SADORRA LLC, those acts are alleged to have been done by that individual in his own name  
4 and/or by individuals and entities using the fictitious business names Real Property Management  
5 of Coachella Valley, RPM of Coachella Valley and/or www.rpmcoachellavalley.com, acting by  
6 themselves, or by and/or through one or more agents, associates, affiliates and/or co-  
7 conspirators, including but not limited to the individuals herein named.  
8

9 FINDINGS OF FACT

10 *Individuals and Entities*

11 1. DENNIS SADORRA (“SADORRA”) is not now and has never been licensed  
12 by the Department of Real Estate (“Department”) as a real estate salesperson or real estate  
13 broker.

14 2. SADORRA LLC is a California Limited Liability Company registered with  
15 the Secretary of State’s office. DENNIS SADORRA is the sole and managing partner of  
16 SADORRA LLC. SADORRA LLC is not currently, and has never been, licensed by the  
17 Department in any capacity.

18 3. On or about April 6, 2009, SADORRA filed a fictitious business name  
19 statement in the County of Riverside indicating that he and SADORRA LLC would be doing  
20 business at 78-325 Desert Mountain Circle, Bermuda Dunes, CA 92203 as, “Real Property  
21 Management of Coachella Valley (RPM),” referred to herein as “RPM”. RPM has never been  
22 licensed by the Department in any capacity.

23 4. At times relevant herein, SADORRA and RPM operated out of a website  
24 located at www.rpmcoachellavalley.com, and out of offices located at the following addresses:

25 (a) 77564 Country Club Drive, # 134, Palm Desert, CA 92211

26 (b) 77564 Country Club Drive, # 201, Palm Desert, CA 92211

27 (c) 78000 Fred Waring Drive. #202, Palm Desert, CA 92211.

1 (d) 78325 Desert Mountain Circle, Bermuda Dunes, CA 92203.

2 5. Whenever acts referred to below are attributed to SADORRA, SADORRA  
3 LLC, and/or RPM, those acts include acts performed by SADORRA, or through one or more  
4 agents, associates, affiliates, and/or co-conspirators using the names Real Property Management  
5 of Coachella Valley, or RPM.

6 *Unlicensed Property Management Activity*

7 6. Beginning on or before August 19, 2009 and continuing through on or after  
8 April 14, 2012, SADORRA and RPM advertised and solicited tenants through print and  
9 electronic media, offering to provide property management services for landlords and rentals for  
10 tenants for a fee. The property management activities performed by SADORRA and RPM  
11 include, but are not limited to, the following examples set forth below.

12 *Palm Desert Rental Property*

13 7. On August 19, 2009, SADORRA, as RPM, entered into a property  
14 management agreement with property owner Emmanuel V. The agreement called for  
15 SADORRA and RPM to provide property management services for Emmanuel V.'s property  
16 located in Palm Desert, CA ("Palm Desert Property"). The management services included  
17 collecting rents from tenants, negotiating leases, operating and managing the Palm Desert  
18 property for fees that equaled 10% of the gross monthly rents.

19 8. On October 2, 2009, SADORRA, as RPM, secured a tenant for the Palm  
20 Desert Property, and entered into a one year lease agreement with the tenant on the owner's  
21 behalf. The tenant, Jean-Claude H., paid SADORRA first month's rent and a security deposit  
22 totaling \$3,193.00. The tenant vacated the property at the termination of the lease. SADORRA  
23 failed to refund the full security deposit, and failed to provide an accurate accounting for the  
24 amounts withheld.

25 *La Quinta Rental Property*

26 9. On or about October 19, 2009, SADORRA as RPM entered into a property  
27 management agreement with property owner Donna D. pursuant to which RPM agreed to

1 provide property management services including soliciting and entering to rental agreements,  
2 collecting rents, operating and managing rental property located in La Quinta, CA ("La Quinta  
3 Property") on Donna D.'s behalf. RPM and SADORRA performed property management  
4 activities for Donna D. until on or about February 24, 2011. At that time, RPM contacted Donna  
5 D. via email and unilaterally terminated the property management agreement. RPM refused to  
6 return keys or documentation relating to the rental of the La Quinta property, and also withheld  
7 funds owed to the owner.

8 *Cathedral City Property*

9 10. Beginning on or about February 1, 2010 and continuing through May 12,  
10 2011, SADORRA and RPM engaged in property management activities on behalf of Lea S. and  
11 Dave H., owners of rental property located in Cathedral City, CA. SADORRA and RPM  
12 collected fees in connection with the property management services.

13 *Palm Springs Property*

14 11. Beginning in 2009, and continuing through March 6, 2012, SADORRA and  
15 RPM engaged in property management activities on behalf of Paul F., owner of rental property  
16 located in Palm Springs, CA. SADORRA and RPM collected fees in connection with the  
17 property management services and charged for repairs allegedly made to the property.

18 12. SADORRA was never licensed by the Department as a real estate broker or  
19 as a salesperson employed by a real estate broker. RPM and SADORRA LLC were never the  
20 licensed fictitious business names of a licensed broker.

21 CONCLUSIONS OF LAW

22 1. The collection of rents, solicitation and negotiation of leases and management  
23 of rental property on behalf of property owners for a fee are acts for which a real estate license  
24 is required, as set forth in Business and Professions Code Section 10131(b).

25 2. As described in the Findings of Fact set forth above, SADORRA and  
26 SADORRA LLC, dba RPM, performed property management services which require a real  
27 estate license during a period of time when neither SADORRA nor the business entities he

1 operated, SADORRA LLC or RPM, were licensed by the Department in any capacity.

2 3. The conduct of DENNIS SADORRA, individually, and as SADORRA LLC,  
3 and dba Real Property Management of Coachella (RPM), is in violation of Business and  
4 Professions Code Section 10130.

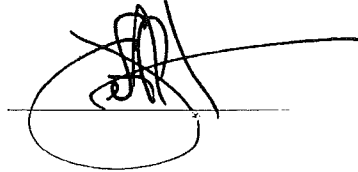
5 DESIST AND REFRAIN ORDER

6 Based on the Findings of Fact and Conclusions of Law stated herein:

7 IT IS HEREBY ORDERED that DENNIS SADORRA and SADORRA LLC,  
8 whether doing business under their own names, or any other names, or any fictitious name  
9 immediately desist and refrain from engaging in property management activities for a fee,  
10 individually and under any fictitious business name, unless and until they obtain the required  
11 license from the Department

12 DATED: April 24, 2013

13  
14 REAL ESTATE COMMISSIONER

15   
16

17 By: Jeffrey Mason  
18 Chief Deputy Commissioner

19 cc: Dennis Sadorra  
20 Sadorra LLC  
21 dba Real Property Management of Coachella Valley (RPM)  
22 78-325 Desert Mountain Circle, Bermuda Dunes, CA 92203.

23 ✓ Dennis Sadorra  
24 Sadorra LLC  
25 DbA Real Property Management of Coachella Valley (RPM)  
26 77564 Country Club Drive, # 134, Palm Desert, CA 92211

27 ✓ Dennis Sadorra  
Sadorra LLC  
DbA Real Property Management of Coachella Valley (RPM)  
77564 Country Club Drive, # 201, Palm Desert, CA 92211

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Dennis Sadorra  
Sadorra LLC  
dba Real Property Management of Coachella Valley (RPM)  
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