

1 Bureau of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

**FILED**

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FEB 28 2014

BUREAU OF REAL ESTATE

By J. L. ...

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:	)	No. H-39339 LA
	)	
12 SHIRLEY RODRIGUEZ, dba	)	<u>ORDER TO DESIST</u>
13 Desert Sky Winds Rental Management	)	<u>AND REFRAIN</u>
	)	
	)	(B&P Code Section 10086)
	)	

15 The Real Estate Commissioner of the State of California ("Commissioner") has  
16 caused an investigation to be made of the activities of SHIRLEY RODRIGUEZ, dba Desert Sky  
17 Winds Rental Management. Based on that investigation, the Commissioner has determined that  
18 SHIRLEY RODRIGUEZ dba Desert Sky Winds Rental Management has engaged in, is  
19 engaging in, or is attempting to engage in, acts or practices constituting violations of the  
20 California Business and Professions Code ("Code"), including acting in the capacity of,  
21 advertising and/or assuming to act as a real estate broker in the State of California within the  
22 meaning of Code Section 10131(b) (leasing or renting, or offering to lease or rent, soliciting  
23 prospective tenants, and collecting rents on behalf of others in expectation of compensation.)  
24 Based on that investigation, the Commissioner hereby issues the following Findings of Fact,  
25 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the  
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Code.

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2 Whenever acts referred to below are attributed to SHIRLEY RODRIGUEZ and/or  
3 to Desert Sky Winds Rental Management, those acts are alleged to have been done by that  
4 individual or entity acting by themselves, using their own names, or one or more fictitious  
5 business names, or by and/or through one or more officers, employees, or agents, including but  
6 not limited to the individuals herein named.

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8 FINDINGS OF FACT

9 *Individuals and Entities*

10 1. SHIRLEY RODRIGUEZ ("RODRIGUEZ"), is not presently, and has never  
11 been licensed by the Bureau of Real Estate ("Bureau") as a real estate salesperson or real estate  
12 broker.

13 2. At all times relevant, RODRIGUEZ used the business name Desert Sky  
14 Winds Renal Management. Desert Sky Winds Rental Management is not licensed by the  
15 Bureau in any capacity, as a real estate broker or as the registered fictitious business name of a  
16 real estate broker.

17 3. Beginning on or before April 10, 2011 and continuing through the present  
18 time RODRIGUEZ, doing business as Desert Sky Winds Rental Management, performed  
19 property management activities for owners of rental property for a fee.

20 4. The property management activities RODRIGUEZ performed included acting  
21 on behalf of the owners of rental properties, negotiating leases with tenants, collecting rents,  
22 making disbursements of rents and maintaining property in exchange for a monthly fee.

23 CONCLUSIONS OF LAW

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

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