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1	Bureau of Real Estate 320 West Fourth Street, Ste. 350	
2	Los Angeles, California 90013	
3	Telephone: (213) 576-6982 FEB 2 8 2014	
4	BUREAU OF REAL ESTATE	
5	By Jollonoh	
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8	BEFORE THE BUREAU OF REAL ESTATE	
9	STATE OF CALIFORNIA	
10	To: ) No. H-39339 LA	
11	)	
12 13	SHIRLEY RODRIGUEZ, dba)ORDER TO DESISTDesert Sky Winds Rental Management)AND REFRAIN	
14	) ) (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	
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20	engaging in, or is attempting to engage in, acts or practices constituting violations of the	
21	California Business and Professions Code ("Code"), including acting in the capacity of,	
22	advertising and/or assuming to act as a real estate broker in the State of California within the	
23	meaning of Code Section 10131(b) (leasing or renting, or offering to lease or rent, soliciting	
24 25	prospective tenants, and collecting rents on behalf of others in expectation of compensation.)	
25	Based on that investigation, the Commissioner hereby issues the following Findings of Fact,	
27	Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the	

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1	Code.
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.
7	FINDINGS OF FACT
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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
	is required, as set forth in Business and Professions Code Section 10131(b).
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1	2. As described in the Findings of Fact set forth above, RODRIGUEZ, doing
2	business as Desert Sky Winds Rental Management, performed property management services
3	which require a real estate license during a period of time when RODRIGUEZ was not licensed
4	by the Bureau in any capacity.
5	3. RODRIGUEZ's property management activities were and are in violation of
6	Business and Professions Code Section 10130.
7	DESIST AND REFRAIN ORDER
8	Based on the Findings of Fact and Conclusions of Law stated herein:
9	IT IS HEREBY ORDERED that SHIRLEY RODRIGUEZ, doing business as
10	Desert Sky Winds Rental Management, whether doing business under her own name, or any
11	other name, or any fictitious name immediately desist and refrain from engaging in property
12	management activities for a fee, individually and under any fictitious business name, unless and
13	until she obtains the required license from the Bureau. FEB 2 4 2014
14	DATED:
15	REAL ESTATE COMMISSIONER
16	KEALESTRIE COMMISSIONER
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19	By: JEFFREY MASON Chief Deputy Commissioner
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