

Flay Sacto

1 Bureau of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4
5 (213) 576-6982
6
7
8

FILED

FEB 06 2015

BUREAU OF REAL ESTATE

By Angela Danner

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

11 To:)	
12 A & E REAL ESTATE SERVICES INC. and)	No. H-39705 LA
13 ERIK M. HANSEN, individually and as)	
14 former designated officer of A & E Real)	ORDER TO DESIST AND
15 Estate Services Inc.)	REFRAIN
)	(B & P Code Section 10086)
)	

16 The Commissioner ("Commissioner") of the California Bureau of Real Estate
 17 ("Bureau") caused an investigation to be made of the activities of A & E REAL ESTATE
 18 SERVICES INC. (hereinafter "A & E") and ERIK M. HANSEN (hereinafter "HANSEN").
 19 Based on that investigation, the Commissioner has determined that A & E and HANSEN,
 20 and/or any other fictitious business names used by A & E and/or HANSEN have engaged in, or
 21 are engaging in, or are attempting to engage in, acts or practices constituting violations of the
 22 California Business and Professions Code (hereinafter "Code") , including violating Code
 23 Section 10130 by engaging in the business of, acting in the capacity of, advertising, or assuming
 24 to act as, a real estate broker in the State of California within the meaning of Code Section
 25 10131(b) (engaging in activities relating to leasing or renting or offering to lease or to rent, or
 26

1 2. HANSEN is presently licensed and/or has license rights under the Real Estate
2 Law (Part 1 of Division 4 of the Code) as a real estate broker, license ID 01274167. HANSEN
3 was originally licensed as a real estate salesperson by the Bureau (then "Department") on or
4 about February 5, 2000 and licensed as a real estate broker since November 28, 2000.
5 HANSEN was the designated officer of A & E until April 2, 2013. HANSEN has no current
6 dbas listed under his real estate license.

7 3. A & E and HANSEN engaged in activities relating to leasing or renting or
8 offering to lease or rent, or places for rent, or soliciting listings of places for rent, or soliciting for
9 prospective tenants, or negotiating the sale, purchase or exchanges of leases on real property, or
10 on a business opportunity or collecting rents from real property or improvements thereon, or
11 from business opportunities, for or in expectation of compensation.

12 4. A & E advertised its real property management and leasing services on the
13 website, <http://venturamanagement.us/> as recently as April 4, 2014, and held itself out to
14 prospective tenants as landlords with residential real property for tenancy listings.

15 Daniel P. and Elizabeth D.'s Transaction

16 5. Among the properties managed by A & E and/or HANSEN on behalf of the
17 properties' owners is a property located at 5647 Dorsey St., Ventura, California (hereinafter the
18 "Dorsey Property"). A "Residential Lease or Month-to-Month Rental Agreement" (California
19 Association of Realtors Form LR, rev. 11/08) between Daniel P. and Elizabeth D. as Tenants
20 and "A&E Real Estate Services Inc., agent for Mohinder Bajwa" as the Landlord for the Dorsey
21 Property was signed by HANSEN on July 1, 2013. By the date of HANSEN's signature on
22 Daniel P. and Elizabeth D.'s Dorsey Property rental agreement, A & E's real estate corporation
23 license had already expired.

24 6. The Addendum (California Association of Realtors Form ADM, rev. 10/01) dated
25 July 1, 2013 and attached to the "Residential Lease or Month-to-Month Rental Agreement" for
26

1 the Dorsey Property between Daniel P. and Elizabeth D. and A & E also listed A & E as the
2 Landlord.

3 7. The Lease/Rental Mode and Ventilation Addendum (California Association of
4 Realtors Form LRM, rev. 4/05) dated July 1, 2013 and attached to the "Residential Lease or
5 Month-to-Month Rental Agreement" between Daniel P. and Elizabeth D. and A & E for the
6 Dorsey Property also listed A & E as the Landlord.

7 8. On or about January 2, 2014, Daniel P.'s JP Morgan Chase Bank checking
8 account made a payment to payee "A & E Real E Rent" in the amount of \$1,695.00 for the
9 Dorsey Property.

10 CONCLUSIONS OF LAW

11 9. Based on the findings of fact contained in paragraphs 1 through 8, A & E and
12 HANSEN, using the names "A & E REAL ESTATE SERVICES INC.," "A & E Real E Rent,"
13 and/or other names or fictitious names unknown at this time, performed and/or participated in
14 real property management activities, including, but not limited to solicitation of listings of places
15 for rent, solicitation of prospective tenants, and collecting and refunding rental and security
16 deposit payments. These acts, which require a real estate broker license under Code Section
17 10131(b), were performed during a period of time when A & E was not licensed by the Bureau
18 as a real estate broker, a violation of Code Section 10130.

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26

27

