

1 BUREAU OF REAL ESTATE
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013

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FILED

JUN 20 2018

BUREAU OF REAL ESTATE

By *[Signature]*

8 STATE OF CALIFORNIA

9 BUREAU OF REAL ESTATE

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11 To:)	
)	NO. H-41081 LA
12 ADELA RANGEL, doing)	
13 business as Meritable Estate Group)	ORDER TO DESIST AND
)	REFRAIN
14 Respondent.)	(B&P Code Section 10086)

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16 The Commissioner ("Commissioner") of the California Bureau of Real Estate

17 ("Bureau") caused an investigation to be made of the activities of ADELA RANGEL doing

18 business as Meritable Estate Group ("Respondent"). Based on the investigation, the

19 Commissioner has determined that Respondent ADELA RANGEL has engaged in, is engaging

20 in, or is attempting to engage in, acts or practices constituting violations of the California

21 Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code of

22 Regulations ("Regulations"), including engaging in the business of supplying prospective tenants

23 with listings of residential real properties for tenancy for a fee in the State of California in

24 violation of Code Sections 10167.2. Based on the investigation, the Commissioner hereby issues

25 the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the

26 authority of Section 10086 of the Code.

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1 Whenever acts referred to below are attributed to Respondent, those acts are
2 alleged to have been done by Respondent acting by herself, or by and/or through one or more
3 agents, associates, affiliates, and/or co-conspirators.

4 FINDINGS OF FACT

5 1. At no time herein mentioned has ADELA RANGEL ("RANGEL") been
6 licensed by the Bureau in any capacity, including being licensed to provide prepaid rental
7 listing services ("PRLS") to the public for a fee.

8 2. On or about February 23, 2018, RANGEL filed a Fictitious Business Name
9 Statement with the Los Angeles County Registrar – Recorder registering the name "Meritable
10 Estate Group" at 494 N. Garfield Avenue, Montebello, California 90640.

11 3. Beginning on an unknown date prior to October, 2017, through and
12 including the present time, Respondent advertised, and continues to advertise Meritable Estate
13 Group as a PRLS on the internet, through storefront signage, and other media. When
14 prospective tenants attempted to inquire about the properties for rent, they were informed that
15 they had to sign a prepaid rental listing agreement and pay an upfront fee of \$250.00 for a list
16 of available properties.

17 4. On or about October 23, 2017, consumer Cecilia C. paid \$250.00 to
18 Respondent and signed a prepaid rental listing agreement. Respondent provided a list of rental
19 properties which failed to meet the specifications of Cecilia C., were unavailable for tenancy,
20 were no longer available and/or had not provided Respondent with permission to list the
21 property. Thereafter, Respondent failed to provide any refund to Cecilia C. as required until
22 March 22, 2018, when Respondent paid Cecilia C. \$200.00 of her \$250.00 fee after being
23 contacted by the Bureau.

24 5. The conduct of Respondent, and her agents, associates, affiliates, and/or
25 co-conspirators includes the actions taken with regard to the above-named consumer described
26 above by way of example, but is by no means limited to that consumer and their experiences.

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CONCLUSIONS OF LAW

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2 1. The supplying of prospective tenants with listings of residential real
3 properties for tenancy for a fee in advance of or contemporaneously with the supplying of the
4 listings is an act for which a Prepaid Rental Listing Service license or real estate broker license
5 is required, as set forth in Code Section 10167.2.

6 2. Leasing, renting, or offering to lease or rent, or soliciting listings of rentals
7 or prospective tenants, are acts for which a real estate broker license is required, as set forth in
8 Code Section 10131(b).

9 3. Based on the information contained in Findings 1 through 5, above,
10 RANGEL, using the fictitious business name Meritable Estate Group, is performing and/or
11 participating in, the business of prepaid rental listing services and advertising, and soliciting
12 tenants, activities which require a prepaid rental listing service license or a real estate broker
13 license, and is not licensed by the Bureau of Real Estate as a real estate broker or prepaid rental
14 listing service, in violation of Code Sections 10167.2 and 10130.

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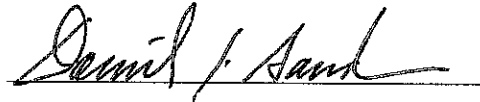
1 DESIST AND REFRAIN ORDER

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

3 ADELA RANGEL, whether doing business under her own name, or any other
4 names, or any fictitious names, IS HEREBY ORDERED to immediately desist and refrain from
5 performing any acts within the State of California for which a real estate broker license or a
6 prepaid rental listing service license is required, and in particular, doing one or more of the
7 following acts for another or others, for or in expectation of compensation: performing and/or
8 participating in, the business of prepaid rental listing services, or engaging in rental property
9 activities of any kind whatsoever unless and until said Respondent has obtain a real estate broker
10 or prepaid rental listing license issued by the Bureau.

11 DATED: June 15, 2018.

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13 WAYNE S. BELL
14 Real Estate Commissioner

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17 By: DANIEL J. SANDRI
18 Chief Deputy Commissioner

19 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
20 real estate broker or real estate salesperson without a license or who advertises using words
21 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
22 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
23 imprisonment in the county jail for a term not to exceed six months, or by both fine and
24 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
25 (\$60,000)."

25 cc: ADELA RANGEL
26 494 N. Garfield Ave.
27 Montebello, CA 90640