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arto	FILED
- 1	Department of Real Estate 320 West 4th Street, Suite 350 MAY 2 6 2021
2	Los Angeles, California 90013 DEPT. OF REAL ESTATE
3	Telephone: (213) 576-6982 By
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7	
8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	To: ) No.H-42013 LA
12	
	ROBERT CONRAD ACOSTA dba ) ORDER TO DESIST   Escape Vacation Homes by Trust Property; and ) AND REFRAIN
13	
14	MONIQUE EVETTE ACOSTA dba ) (B&P Code section 10086)   Escape Vacation Homes by Trust Property )
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16	The Commissioner ("Commissioner") of the California Department of Real
17	Estate ("Department") caused an investigation to be made of the activities of ROBERT
18	CONRAD ACOSTA aka Robert Conrad-Acosta dba Escape Vacation Homes by Trust
19	Property ("RCA") and MONIQUE EVETTE ACOSTA dba Escape Vacation Homes by Trust
20	Property ("MEA"). Based on that investigation, the Commissioner has determined that RCA
21	and MEA have engaged in or is engaging in acts or is attempting to engage in the business of,
22	acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the
23	State of California within the meaning of California Business and Professions Code section
24	10131(b) (lease, rent, and/or offer to rent places for rent, solicit for prospective tenants, and/or
25	collect rents from real property). Based on the findings of that investigation, as set forth below,
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	Order to Desist and Refrain (B&P Code section 10086) re: Robert Conrad Acosta and Monique Evette Acosta
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1	the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and
2	Desist and Refrain Order pursuant to California Business and Professions Code section 10086.
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4	FINDINGS OF FACT
5	1. From on or about September 17, 2007 to March 17, 2009, RCA had a
6	conditional salesperson license (license no. 01818496) with the Department of Real Estate. At
7	no other time has RCA been licensed by the Department of Real Estate in any capacity.
8	2. From on or about July 13, 2004 to July 12, 2012, MEA had a
9	salesperson license (license no. 01442814) with the Department of Real Estate. At no other
10	time has MEA been licensed by the Department of Real Estate in any capacity.
11	3. On or about February 18, 2020, RCA filed a Fictitious Business Name
12	Statement with the County of Riverside Office of the County Clerk stating RCA was doing
13	business under the fictitious business name of "Escape Vacation Homes by Trusted Property."
14	4. For unknown period, but including April 10, 2020 through the present,
15	RCA and MEA have leased, rented, offered to rent places for rent, solicited for prospective
16	tenants, and/or collected rents from real property, which include, but are not limited to,
17	vacation rentals for more than thirty (30) days. RCA and/or MEA do not have an ownership
18	interest in the vacation rentals.
19	5. For unknown period, but including April 10, 2020 through the present,
20	RCA and MEA advertised vacation rental properties on the website, escapevacationhomes.net.
21	
22	CONCLUSIONS OF LAW
23	Based on the information contained in Paragraphs 1 through 5, above, RCA and
24	MEA engaged in activities requiring a broker license without first obtaining a broker license
25	from the Department of Real Estate in violation California Business and Professions Code
26	sections 10130. These activities include, but are not limited to, RCA and MEA leasing,
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	Order to Desist and Refrain (B&P Code section 10086) re: Robert Conrad Acosta and Monique Evette Acosta

1	renting, offering to rent places for rent, soliciting for prospective tenants, and/or collecting rents
2	from real property.
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4	DESIST AND REFRAIN ORDER
5	IT IS HEREBY ORDERED THAT ROBERT CONRAD ACOSTA dba Escape
6	Vacation Homes by Trusted Property and MONIQUE EVETTE ACOSTA dba Escape
7	Vacation Homes by Trusted Property immediately desist and refrain from performing any acts
8	within the State of California for which a real estate broker license is required.
9	DATED:, 202
10	DOUGLAS R. McCAULEY
11	REAL ESTATE COMMISSIONER
12	
13	Trad 2 million
14	Dargs R. Meller
15	Notice: California Business and Professions Code section 10120 monitor (1) (11)
1.6	words indicating that he or she is a real estate broker without a license or who advertises using
17	imprisonment in the county jail for a term not to exceed six months and dollars (\$20,000), or by
18	imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."
19	
20	cc: Robert Conrad Acosta 51430 Calle Hueneme 74221 Old Prospector Trail
21	51430 Calle Hueneme74221 Old Prospector TrailLa Quinta, CA 92253Palm Desert, CA 92260
22	Monique Evette Acosta Monique Evette Acosta
23	51430 Calle Hueneme74221 Old Prospector TrailLa Quinta, CA 92253Palm Desert, CA 92260
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	Order to Desist and Refrain (B&P Code section 10086) re: Robert Conrad Acosta and Monique Evette Acosta

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