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**FILED**

MAY 26 2021

DEPT. OF REAL ESTATE

By 

1 Department of Real Estate  
320 West 4th Street, Suite 350  
2 Los Angeles, California 90013  
3 Telephone: (213) 576-6982

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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11 To:	)	No.H-42013 LA
	)	
12 ROBERT CONRAD ACOSTA dba	)	<u>ORDER TO DESIST</u>
Escape Vacation Homes by Trust Property; and	)	<u>AND REFRAIN</u>
	)	
14 MONIQUE EVETTE ACOSTA dba	)	(B&P Code section 10086)
Escape Vacation Homes by Trust Property	)	
	)	

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,

Order to Desist and Refrain (B&P Code section 10086) re:  
Robert Conrad Acosta and Monique Evette Acosta

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.

3  
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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