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FILED

JUN 17 2021

DEPT. OF REAL ESTATE

By 

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

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)	No. 42044 LA
)	
12 ANTONIO VALDES, JR.)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	
)	(B&P Code section 10086)

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16 The Commissioner ("Commissioner") of the California Department of Real

17 Estate caused an investigation to be made of the activities of ANTONIO VALDES, JR. aka

18 Tony Valdes, Jr. ("VALDES"), has determined that VALDES has engaged in acts or practices

19 constituting violations of the California Business and Professions Code, including, but not

20 limited to, engaging in operating a real property management company by leasing, renting,

21 and/or offering to rent places for rent, soliciting for prospective tenants, and/or collecting rents

22 from real property, which are activities requiring a real estate license in the State of California

23 within the meaning of California Business and Professions Code section 10131(b). Based on

24 the findings of that investigation, set forth below, the Commissioner hereby issues the

25 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order pursuant to

26 California Business and Professions Code section 10086.

Antonio Valdes, Jr.
Order to Desist and Refrain

1 Whenever acts referred to below are attributed to VALDES, those acts are
2 alleged to have been done by Respondents acting by herself or by and/or through one or more
3 agents, associates, affiliates, and/or co-conspirators, and any fictitious names known and
4 unknown at this time.

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6 FINDINGS OF FACT

7 1. From on or about October 13, 1971 to October 12, 2011, VALDES was
8 licensed by the Department of Real Estate with a real estate broker license (license no.
9 00341587). From on or about November 2, 2006 to November 1, 2018, VALDES was the
10 designated officer of Triple T Realty (license no. 01782811). At no other time has VALDES
11 been licensed by the Department of Real Estate in any capacity.

12 2. Since on or about November 2, 2018, VALDES been not been
13 authorized by the Department of Real Estate to conduct licensed activities in any capacity
14 whether under his own individual license and/or as a designated officer of a licensed
15 corporation.

16 3. From an unknown time, but from at least January 2020 through the
17 present, VALDES has been providing real estate property management services that require a
18 real estate license for compensation. These activities include, but are not limited to, advertising
19 rental properties, accepting applications from tenants, entering into property management
20 agreements, and charging and collecting rent monies and other fees.

21 4. The property management services described in Paragraph 4, above,
22 include property management services for 1668 Eucalyptus Dr., Solvang, CA 93463 and 1671
23 Maple Ave., Solvang, CA 93463, both of which are owned by the Wipf Family Trust.
24 VALDES is not now or has ever been an owner, officer, and/or member of the Wipf Family
25 Trust.

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1 CONCLUSIONS OF LAW

2 Based on the information contained in the Findings of Facts, Paragraphs 1
3 through 4, above, VALDES, acting by himself, or by and/or through one or more agents,
4 associates, affiliates, and/or co-conspirators, solicited real property management contracts and
5 collected a fee to do one or more of the following acts for another or others, for or in
6 expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit
7 listings of places for rent, or solicit for prospective tenants, or collect rents from real property,
8 or improvements thereon, all of which requires a real estate license under California Business
9 and Professions Code section 10131(b), when VALDES was not licensed by the Department of
10 Real Estate to conduct such activities, in violation of California Business and Professions Code
11 section 10130.

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13 DESIST AND REFRAIN ORDER

14 Based upon the Findings of Facts and Conclusions of Law stated herein, IT IS
15 HEREBY ORDERED THAT:

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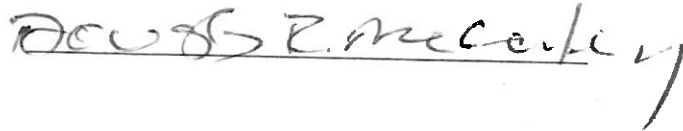
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1 ANTONIO VALDES, JR., whether under his own name or under any other
2 name, immediately desist and refrain from performing any acts within the State of California
3 for which a real estate broker license is required, and in particular, doing one or more of the
4 following acts for another or others, for or in expectation of compensation: lease or rent or offer
5 to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective
6 tenants, or collect rents from real property, or improvements thereon, or engage in rental
7 property management activities of any kind whatsoever unless and until VALDES obtains a
8 real estate broker license by the Department of Real Estate.

9 DATED: CC-3 21, 2021.

10 DOUGLAS R. McCAULEY
11 REAL ESTATE COMMISSIONER

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

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25 Antonio Valdes, Jr.
26 P.O. Box 634
27 Solvang, CA 93464