

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

FILED

JUN 06 2024

DEPT. OF REAL ESTATE

By- 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:

12 RANCHO VACATION PROPERTIES, INC.

DRE No. H-42849 LA

13 **ORDER TO DESIST AND REFRAIN**
14 (B&P Code Section 10086)

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17 The Commissioner ("Commissioner") of the California Department of Real Estate
18 ("Department") caused an investigation to be made of the activities of RANCHO VACATION
19 PROPERTIES, INC. (RVPI) and Russell Paul Bates (Bates), a.k.a. Rusty Bates, and has
20 determined that RVPI has engaged in or is engaging in acts or practices constituting violations
21 of the California Business and Professions Code (Code), including engaging in the business of,
22 acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of
23 California within the meaning of Section 10131(b) of the Code (leasing or renting or offering to
24 lease or to rent or soliciting for prospective tenants or collecting rents from real property or
25 improvements thereon). Based on the findings of that investigation, as set forth below, the
26 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order
27 pursuant to Section 10086 of the Code.

ORDER TO DESIST AND REFRAIN TO RVPI

1 (“tenants”) for real property located at 10401 Sunningdale Dr., Rancho Mirage, California
2 (“Sunningdale property”). The occupancy period was to be from January 7, 2023, through April
3 7, 2023. Bates acted as agent, broker, or owner’s representative on behalf of the owner of the
4 Sunningdale. property.

5 11. On or about May 16, 2022, Bates charged and received a refundable security
6 deposit of \$2,500.00, in the form of a credit card payment from the tenants for the rental of the
7 Sunningdale property.

8 12. On or about October 6, 2022, Bates charged and received a wired payment of
9 \$23,700.00 from the tenants to RVPI, for the rental/lease charge of the Sunningdale property.

10 13. Pursuant to the lease agreement, the tenants timely vacated the Sunningdale
11 property in April of 2023. Thereafter, the tenants made several written and verbal requests to
12 Bates for the return of their \$2,500.00 security deposit.

13 14. Bates has failed to refund or return the \$2,500.00 security deposit owed to the
14 tenants, despite repeated requests for reimbursement, in violation of Code section 10145,
15 subdivision (a), and Code section 10176, subdivision (i).

16 15. The tenants filed a complaint with the Department and the Department instigated
17 an investigation into RVPI and Bates’s property management activities.

18 16. For an unknown period of time including the previous three years, Bates, while
19 doing business as RVPI, an unlicensed entity, performed or offered to perform one or more of
20 the following acts for another or others, for or in expectation of compensation: lease or rent or
21 offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for
22 prospective tenants, or collect rents from real property, or improvements thereon. Said property
23 management activities require a license pursuant to Code section 10131, subdivision (b). Said
24 acts include, but are not limited to, posting online advertisements for several rental properties in
25 Rancho Mirage, California, for periods longer than 30 days.

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DATED: 4/22/2024, 2024.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

cc: Rancho Vacation Properties, Inc.
Russell Paul Bates
60601 Devils Ladder
Mountain Center, CA 92561

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