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

FILED

SEP 17 2026

DEPT. OF REAL ESTATE

By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To:	No. H-43318 LA
STEVEN ORTIZ	ORDER TO DESIST AND REFRAIN
	(B&P Code section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of STEVEN ORTIZ ("ORTIZ"). Based on that investigation, the Commissioner has determined that ORTIZ has engaged in or is engaging in acts or is attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the State of California in violation of California Business and Professions Code section 10130 (unlawful to engage in the business of, act in the capacity of, advertise as, or assume to act as a real estate broker or salesperson without first obtaining a real estate license) and within the meaning of California Business and Professions Code section 10131(a) (sells or offers to sell, buy or offers to buy, solicits prospective sellers or purchasers of, solicits or obtains listings of, or negotiates the purchase, sale, or exchange of real property and/or business opportunity). Based on the

findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order pursuant to California Business and Professions Code section 10086.

FINDINGS OF FACT

1. ORTIZ was licensed and/or had license rights under the Real Estate Law as a real estate salesperson (license no. 02053167) from on or about December 26, 2017 to December 25, 2021. At no other time was ORTIZ licensed with the Department of Real Estate in any capacity.

2. ORTIZ's most recent responsible broker was Excellence RE Real Estate, Inc. (license no. 01914184) from on or about March 13, 2020 to December 25, 2021.

3. Maria de los Angeles Garnica ("Garnica"), ORTIZ's mother, is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson (license no. 01383846). Garnica had a conditional salesperson license from on or about May 13, 2003 to November 13, 2004. Garnica has had a salesperson license from on or about January 19, 2005 to May 12, 2011; June 3, 2011 to June 2, 2015; August 10, 2015 to August 9, 2019; March 11, 2020 to March 10, 2024; and April 28, 2024 through the present. At no time has Garnica had a fictitious business name registered with the Department of Real Estate.

4. Garnica's responsible broker has been Excellence RE Real Estate, Inc. from on or about February 14, 2019 to August 9, 2019; March 12, 2020 to March 5, 2024; and January 6, 2026 through the present.

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ORTIZ's Licensed Activities Without a License

5. From at least November 2023 to December 2023, ORTIZ engaged in the business of, acted in the capacity of, or advertised as a real estate broker by selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real property for compensation or in expectation of compensation, including but not limited, to activities relating to the sale of 19 Wavecrest Ave., Venice, CA 90291 ("Property").

6. From at least November 2023 to December 2023, ORTIZ conducted activities which required a real estate license by acting under Garnica's real estate license.

CONCLUSIONS OF LAW

Based on the information contained in Paragraphs 1 through 6, above, STEVEN ORTIZ engaged in activities requiring a broker license without first obtaining a broker license from the Department of Real Estate in violation California Business and Professions Code section 10130. These activities include, but are not limited to STEVEN ORTIZ selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, and/or negotiating the purchase, sale, and/or exchange of real property and/or business opportunity.

DESIST AND REFRAIN ORDER

IT IS HEREBY ORDERED THAT STEVEN ORTIZ, whether doing business under his own name, Maria de los Angeles Garnica's name, Excellence RE Real Estate, Inc.'s name, or any other names or fictitious names, immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required.

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IT IS FURTHER ORDERED THAT STEVEN ORTIZ immediately desist and refrain from:

(i) Selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, and/or negotiating the purchase, sale, and/or exchange of real property and/or business opportunity.

(ii) Advertising, soliciting clients, and/or providing services that require a real estate license.

(iii) Impersonating a real estate licensee.

DATED: September 8, 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

Notice: California Business and Professions Code section 10139 provides that "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)."

cc: Steven Ortiz
3003 Riverside Terrace
Chino, CA 91710

Maria de los Angeles Garnica
9107 Chaney Ave.
Downey, CA 90240

Excellence RE Real Estate, Inc.
5207 Rosemead Blvd.
Pico Rivera, CA 90660