

FILED

MAR 18 2025

DEPT. OF REAL ESTATE

By- [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of: ) DRE No. H-05855 SD  
JOHN JOSEPH HODINA, )  
Respondent(s). )

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on February 12, 2025, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, JOHN JOSEPH HODINA ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses and/or license rights on grounds of conviction of crimes that are substantially related to the qualifications, functions or duties of a real estate licensee and Respondent's failure to timely report said convictions.

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

FINDINGS OF FACT

1.

On December 30, 2024, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to

Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on December 30, 2024.

2.

On February 12, 2025, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

### LICENSE HISTORY

3.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate broker (license no. 01884949).

4.

To date, the Department has incurred investigation costs of \$575.10.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on December 30, 2024, which is incorporated herein as part of this Decision.

### DETERMINATION OF ISSUES

1.

The allegations contained in the Accusation constitute cause under Sections 490 and 10177(b) (conviction of a crime substantially related to the qualifications, functions or duties of a real estate licensee) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

2.

Respondent's failure to report the conviction described in the Accusation, Paragraph 3 constitutes cause under California Business and Professions Code section 10186.2 for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

3.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses and licensing rights of Respondent JOHN JOSEPH HODINA under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on April 8, 2025.

DATED: 3/16/2025.

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner

1 58Department of Real Estate  
2 320 West Fourth St., Ste. 350  
3 Los Angeles, CA 90013

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9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of: ) DRE NO. *H-05855 SD*  
12 )  
13 JOHN JOSEPH HODINA, ) DEFAULT ORDER  
14 Respondent. )  
\_\_\_\_\_ )

15 Respondent JOHN JOSEPH HODINA, having failed to file a Notice of  
16 Defense within the time required by Section 11506 of the Government Code, is now in  
17 default. It is, therefore, ordered that a default be entered on the record in this matter.

18 IT IS SO ORDERED: February 12, 2025.

19 CHIKA SUNQUIST  
20 REAL ESTATE COMMISSIONER

21 \_\_\_\_\_  
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23 By: HEATHER NISHIMURA  
24 Supervising Special Investigator  
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