

FILED

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By

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against,) DRE No. H-05964 SD
)
DMETRI MICHAEL FORD,)
) ACCUSATION
Respondent.)
)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against DMETRI MICHAEL FORD, also known as Dmetri Stratton, ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

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 ("Code"), as a real estate broker with Department of Real Estate ("Department") License ID 02127248.

Respondent is currently a broker associate for E Mortgage Capital, Inc. Respondent holds a mortgage loan originator ("MLO") license endorsement with the Department with Nationwide Multistate Licensing System ID 1068387 and is authorized to represent E Mortgage Capital, Inc.

ACCUSATION

1 CRIMINAL CONVICTION

2 3.

3 On or about September 10, 2025, in the United States District Court, Northern
4 District of California, Case No. CR-23-00483 EJD, Respondent was convicted on a plea of
5 guilty for violating Title 18 of United States Code section 111(a) (resisting and impeding a
6 federal employee), a misdemeanor. The court sentenced Respondent to serve two (2) years on
7 probation, including ninety (90) days of home detention with a curfew. In addition, the court
8 ordered Respondent to pay restitution to the victim in the amount of \$11,950.92 and participate
9 in an outpatient mental health program with a focus on anger management.

10 4.

11 The conviction, as described in Paragraph 3 above, bears a substantial
12 relationship under Section 2910, Title 10, Chapter 6, of the California Code of Regulations to
13 the qualifications, functions or duties of a real estate licensee.

14 5.

15 The crime for which Respondent was convicted, as described in Paragraph 3
16 above, constitutes cause under Code sections 490, 10166.051(b), and 10177(b) for the
17 suspension or revocation of the licenses, MLO endorsement, and license rights of Respondent
18 under the Real Estate Law.

19 COSTS OF INVESTIGATION AND ENFORCEMENT

20 6.

21 California Business and Professions Code section 10106, provides, in pertinent
22 part, that in any order issued in resolution of a disciplinary proceeding before the Department
23 of Real Estate, the Commissioner may request the administrative law judge to direct a licensee
24 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
25 of the investigation and enforcement of the case.

26 WHEREFORE, Complainant prays that a hearing be conducted on the
27 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
28 disciplinary action against all the licenses, endorsements, and license rights of

1 DMETRI MICHAEL FORD under the Real Estate Law, for the costs of investigation and
2 enforcement as permitted by law, and for such other and further relief as may be proper under
3 other applicable provisions of law.

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5 Dated at San Diego, California this 27th day of August, 2026.

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9 Veronica Kilpatrick
10 Supervising Special Investigator
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25 cc: DMETRI MICHAEL FORD
26 E Mortgage Capital, Inc.
27 Veronica Kilpatrick
28 Sacto.