

FILED

SEP - 8 2016

BUREAU OF REAL ESTATE

BEFORE THE BUREAU OF REAL ESTATE

By Q. Delois

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	CalBRE No. H-40149 LA
)	
R & R REALTY INC,)	
NATIONAL REAL ESTATE GROUP INC.,)	
and RONALD JOSE RODRIGUEZ,)	
individually and as designated officer of)	
R & R Realty Inc and National Real Estate)	
Group, Inc.,)	
)	
Respondents.)	

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 August 18, 2016, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

Pursuant to Government Code section 11521, the Bureau of Real Estate may order reconsideration of this Decision on petition of any party. The Bureau'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 Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondents.

FINDINGS OF FACT

1.

On February 22, 2016, Maria Suarez made the Accusation in her official capacity as a Supervising Special Investigator of the State of California, Bureau of Real Estate. On February 24, 2016, the Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondents' last known mailing addresses on file with the Bureau of Real Estate of the State of California (hereinafter "the Bureau").

On March 15, 2016, Respondents filed a Notice of Defense. On June 30, 2016, a Notice of Hearing was mailed by regular mail to the address listed on Respondents' Notice of Defense, giving Respondents notice that a hearing was set before the Los Angeles office of The Office of Administrative Hearings on August 16, 2016. Respondents failed to appear at the hearing. On August 18, 2016, Respondents' default was entered herein.

2.

Respondent R & R REALTY INC, presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a corporate real estate broker.

3.

Respondent NATIONAL REAL ESTATE GROUP, INC., presently has license rights under the Real Estate Law as a corporate real estate broker. On May 3, 2016, Respondent NATIONAL REAL ESTATE GROUP, INC.'s license expired. Pursuant to Code Section 10201, NATIONAL REAL ESTATE GROUP, INC. retains renewal rights for two years. The Bureau holds jurisdiction over the lapsed license, pursuant to Code Section 10103.

4.

Respondent RONALD JOSE RODRIGUEZ ("RODRIGUEZ") presently has license rights under the Real Estate Law as a real estate broker. RODRIGUEZ is the designated officer of R & R REALTY INC. RODRIGUEZ was the designated officer of NATIONAL REAL ESTATE GROUP, INC. until NATIONAL REAL ESTATE GROUP, INC.'s license expired on May 3, 2016.

5.

Respondent R & R REALTY INC's corporation license was suspended by the Secretary of State for the State of California on April 2, 2013, and remains suspended to date.

6.

Respondent NATIONAL REAL ESTATE GROUP, INC.'s corporation license was suspended by the Secretary of State for the State of California on February 3, 2014, and remains suspended to date.

7.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on February 24, 2016, which is incorporated herein as part of this Decision.

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DETERMINATION OF ISSUES

1.

The allegations set forth in Findings 1 through 7 above, specifically, the conduct of Respondent R & R REALTY INC., is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects all its real estate licenses and license rights to suspension or revocation pursuant to Code Sections 10177(d), 10177(f), and/or 10177(g).

2.

The allegations set forth in Findings 1 through 7 above, specifically, the conduct of Respondent NATIONAL REAL ESTATE GROUP, INC., is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects all its real estate licenses and license rights to suspension or revocation pursuant to Code Sections 10177(d), 10177(f), and/or 10177(g).

3.

The allegations set forth in Findings 1 through 7 above, specifically, the conduct, acts, or omissions of Respondent RONALD JOSE RODRIGUEZ, is in violation of Code Section 10159.2, and subjects all his real estate licenses and license rights to suspension or revocation pursuant to Code Sections 10177(d), 10177(g) and/or 10177(h).

4.

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

ORDER

All licenses and licensing rights of Respondents R & R REALTY INC, NATIONAL REAL ESTATE GROUP INC., and RONALD JOSE RODRIGUEZ, individually and as designated officer of R & R Realty Inc and National Real Estate Group, Inc., 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 SEP 28 2016.

DATED: 9/1/16.

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: DANIEL SANDRI
Assistant Commissioner

FILED

AUG 18 2016

BUREAU OF REAL ESTATE

By: H. Bell

Bureau of Real Estate
320 West Fourth St, Ste 350
Los Angeles, CA, 90013
(213) 620-6430

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. <i>H-40149 LA</i>
)	
R & R REALTY INC,)	
NATIONAL REAL ESTATE GROUP, INC.,)	
and RONALD JOSE RODRIGUEZ, individually)	
and as designated officer of R & R Realty Inc and)	DEFAULT ORDER
R & R Realty Inc and National Real Estate)	
Group Inc.)	
)	
Respondents.)	

Respondents R & R REALTY INC, NATIONAL REAL ESTATE GROUP, INC., and RONALD JOSE RODRIGUEZ, individually and as designated officer of R & R Realty Inc and National Real Estate Group, Inc., filed a Notice of Defense within the time required by Section 11506 of the Government Code. A hearing was set for August 16, 2016. Respondents were duly notified of the hearing but failed to appear. Respondents are now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED

August 18, 2016

WAYNE BELL
REAL ESTATE COMMISSIONER

By:

Dolores Ramos
DOLORES RAMOS
Regional Manager