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FILED

MAR 06 2025

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-42770-LA.

NO WHINNING INC, GERALD
ROBERT ALLGOWER, individually
and as designated officer of No
Whinning Inc, and RONALD D.
RITTER,

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On May 7, 2024, an Accusation was filed in this matter against Respondents NO WHINNING INC ("NWI") and GERALD ROBERT ALLGOWER ("ALLGOWER"), collectively "Respondents."

On February 3, 2025, Respondents NWI and ALLGOWER each petitioned the Commissioner to voluntarily surrender their real estate corporation and real estate broker licenses, respectively, pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NO WHINNING INC's petition for voluntary surrender of its real estate corporation license, and Respondent GERALD ROBERT ALLGOWER's petition for voluntary surrender of his real estate broker license, are accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent NWI's Declaration dated February 3, 2025, and Respondent ALLGOWER's Declaration

1 dated February 3, 2025 (attached as Exhibits "A" and "B" hereto). The effective date of this Order
2 shall be no sooner than January 15, 2025.

3 To date, the Department of Real Estate has incurred investigation costs (\$4,051.36) and
4 enforcement costs (\$1,296.00), for a combined total of \$5,347.36. Respondents shall pay these costs,
5 jointly and/or severally with each other and Respondent RONALD D. RITTER in this matter, to the
6 Department upon the filing by any Respondent of a petition for reinstatement pursuant to Government
7 Code section 11522, or upon the filing by any Respondent of an application for a real estate license.

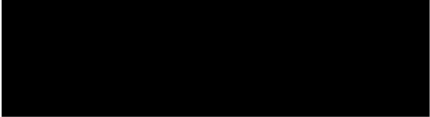
8 Respondents NWI's and ALLGOWER's license certificates and pocket cards shall be sent to
9 the below-listed address so that they reach the Department of Real Estate on or before the effective
10 date of this Order:

11 DEPARTMENT OF REAL ESTATE
12 Attention: Licensing Flag Section
13 651 Bannon Street, Suite 504
14 Sacramento, CA 95811

14 This Order shall become effective at 12 o'clock noon on March 26, 2025.

15 IT IS SO ORDERED 3/3/2025.

16
17 CHIKA SUNQUIST
18 REAL ESTATE COMMISSIONER

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21 By: Marcus L. McCarther
22 Chief Deputy Real Estate Commissioner
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of

No. H-42770-LA

12 NO WHINNING INC, GERALD
13 ROBERT ALLGOWER, individually
14 and as designated officer of No
Whinning Inc, and RONALD D.
RITTER,

**VOLUNTARY SURRENDER
DECLARATION OF NO WHINNING INC**

15 Respondents.
16

17 My name is Gerald Robert Allgower, and I am the responsible broker and designated officer
18 of NO WHINNING INC ("NWI"), which is currently licensed as a real estate corporation and/or has
19 license rights with respect to said license. I am authorized and empowered to sign this declaration on
20 behalf of NWI. I am acting on behalf of NWI in this matter. Thomas N. Jacobson, Esq., in this
21 matter.

22 In lieu of proceeding in this matter in accordance with the provisions of the Administrative
23 Procedure Act (Sections 11400 et seq., of the Government Code), NWI wishes to voluntarily
24 surrender its real estate license(s) and license rights issued by the Department of Real Estate
25 ("Department"), pursuant to Business and Professions Code Section 10100.2.

26 I understand that NWI, by so voluntarily surrendering its license(s), can be relicensed as a
27 real estate corporation only by petitioning for reinstatement pursuant to Section 11522 of the

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1 Government Code. I also understand that by so voluntarily surrendering its license(s) and license
2 rights, NWI agrees to the following:

3 1. The filing of this Declaration shall be deemed as NWI's petition for voluntary
4 surrender.

5 2. It shall also be deemed to be an understanding and agreement by NWI that it waives
6 all rights it has to require the Commissioner to prove the allegations contained in the Accusation filed
7 in this matter at a hearing held in accordance with the provisions of the Administrative Procedure
8 Act (Government Code Sections 11400 et seq.), and that it also waives other rights afforded to it in
9 connection with the hearing in Department Case No. H-42770-LA, such as the right to discovery, the
10 right to present evidence in defense of the allegations in the Accusation, and the right to cross-
11 examine witnesses.

12 3. It shall also be deemed to be an understanding and agreement by NWI that upon
13 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all relevant
14 evidence obtained by the Department in this matter prior to the Commissioner's acceptance, and all
15 allegations contained in the Accusation filed in Department Case No. H-42770-LA, may be
16 considered solely by the Department to be true and correct for the purpose of deciding whether to
17 grant relicensure or reinstatement of NWI's real estate license pursuant to Government Code Section
18 11522.

19 4. I agree that prior to, and only as a condition of a petition for reinstatement of NWI's
20 real estate corporation license made pursuant to Government Code section 11522 being granted, NWI
21 will pay, jointly and/or severally with Respondents GERALD ROBERT ALLGOWER and
22 RONALD D. RITTER, the Commissioner's reasonable costs of the investigation and enforcement
23 that led to the disciplinary action in Department Case No. H 42770-LA. The amount of the
24 investigation costs is \$4,051.36 and the amount of the enforcement costs is \$1,296.00, for a total of
25 \$5,347.36.

26 5. NWI freely and voluntarily surrenders all of its licenses and license rights under the
27 Real Estate Law.

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1 I declare under penalty of perjury under the laws of the State of California that the foregoing
2 is true and correct..

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4 DATED: 2-3-25

5 NO WHINNING INC
By: Gerald Robert Allgower

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

DRE No. H-42770-LA

NO WHINNING INC, GERALD
ROBERT ALLGOWER, individually
and as designated officer of No
Whinning Inc, and RONALD D.
RITTER,

**VOLUNTARY SURRENDER
DECLARATION OF GERALD ROBERT
ALLGOWER**

Respondents.

My name is GERALD ROBERT ALLGOWER, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented by Thomas N. Jacobson, Esq., in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license(s) and license rights issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license(s), I may be relicensed as a broker or a salesperson only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my license(s) and license rights, I agree to the following:

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