


FILED

JUN 17 2024

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)	DRE No. H-42779 LA
)	
KUO-HUA MA,)	
)	
Respondent.)	

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 April 9, 2024 and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, KUO-HUA MA (“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 a crime that is 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 February 15, 2024, Jason Parson made the Accusation in his 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 February 16, 2024.

2.

On April 9, 2024, 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.

a. At all times herein mentioned, Respondent was and still is licensed and/or has license rights under the real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("the Code") as a real estate broker. ("REB"), Department of Real Estate ("Department") license ID 01335416.

b. The Department originally issued Respondent's REB license on or about January 10, 2003.

c. Respondent's REB license will expire on February 22, 2027, unless renewed.

4.

To date, the Department has incurred investigation costs of \$600.95.

5

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on February 16, 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 felony complaint against him and his conviction constitutes causes for discipline under Code Section 10186.2 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.

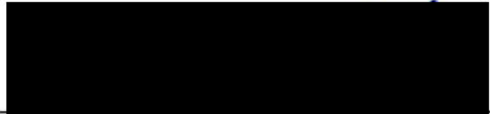
ORDER

All licenses and licensing rights of Respondent KUO-HUA MA 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 JUL 17 2024.

DATED: 6/10/2024.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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

FILED

APR 09 2024

DEPT. OF REAL ESTATE

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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:) DRE NO. *H-42779 LA*
12)
13 KUO-HUA MA,) DEFAULT ORDER
14)
15 Respondent.)
16 _____)

17 Respondent KUO-HUA MA, having failed to file a Notice of Defense within
18 the time required by Section 11506 of the Government Code, is now in default. It is,
19 therefore, ordered that a default be entered on the record in this matter.

20 IT IS SO ORDERED APR 09 2024.

21
22 CHIKA SUNQUIST
23 REAL ESTATE COMMISSIONER


24 
25 _____
26 By: Marcus L. McCarther
27 Chief Deputy Real Estate Commissioner

EXHIBIT "A"

1 Kevin H. Sun, Counsel (SBN 276539)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 Fax: (213) 576-6917
7 Email: Kevin.Sun@dre.ca.gov
8 *Attorney for Complainant*

FILED

February 16, 2024

Department of Real Estate

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

11 In the Matter of the Accusation of) No. H-42779 LA
12 KUO-HUA MA,) ACCUSATION
13)
14 Respondent.)

15 The Complainant, Jason Parson, a Supervising Special Investigator of the State
16 of California, for cause of Accusation against KUO-HUA MA also known as “Kuo Hua Ma”
17 (“Respondent”) alleges as follows:

18 1.

19 The Complainant, Jason Parson, a Supervising Special Investigator of the State
20 of California, makes this Accusation in his official capacity.

21 2.

22 All references to the “Code” are to the California Business and Professions Code
23 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

24 LICENSE HISTORY

25 3.

26 a. At all times herein mentioned, Respondent was and still is licensed and/or has
27 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and

1 Professions Code, as a real estate broker (“REB”), Department of Real Estate¹ (“Department”)
2 license ID 01335416.

3 b. The Department originally issued Respondent’s REB license on or about
4 January 10, 2003.

5 c. Respondent’s REB license will expire on February 22, 2027, unless renewed.

6 CAUSE FOR DISCIPLINE

7 (CRIMINAL CONVICTION)

8 4.

9 October 12, 2022: Penal Code (“PC”) Section 245(a)(4) - Felony

10 a. On or about May 23, 2022, in the Superior Court of California, Los Angeles
11 County, in Case No. **GA112127**, entitled The People of the State of California v. KUO HUA
12 MA, a felony complaint was brought against Respondent for violation of PC Section 245(a)(4)
13 (assault by means of force likely to produce great bodily injury), a felony.

14 b. On or about October 12, 2022, Respondent pled no contest to and was
15 convicted for violation of PC Section 245(a)(4) (assault by means of force likely to produce
16 great bodily injury), a felony.

17 c. Also on or about October 12, 2022, the Court suspended the imposition of
18 sentence and placed Respondent on formal probation for 2 years under certain terms and
19 conditions, including, in part, 180 days jail, 30 days of community labor, payment of
20 restitution, and payment of fines and fees.

21 5.

22 The crime of which Respondent was convicted, in Paragraph 4, by its facts and
23 circumstances, bears a substantial relationship under Section 2910, Title 10, Chapter 6,
24 California Code of Regulations to the qualifications, functions or duties of a real estate licensee
25
26

27 ¹ Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate
under the Department of Consumer Affairs.

1 and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension or revocation
2 of the license and license rights of Respondent under the Real Estate Law.

3 SECOND CAUSE FOR DISCIPLINE

4 (FAILURE TO REPORT)

5 6.

6 Respondent did not report in writing to the Department of a felony complaint
7 being brought against him within thirty (30) days (May 23, 2022).

8 7.

9 Respondent did not report in writing to the Department of his conviction within
10 thirty (30) days of the conviction date (October 12, 2022).

11 8.

12 Respondent's failure to report the felony complaint against him and his
13 conviction constitutes causes for discipline under **Code Section 10186.2**² of the license and
14 license rights of Respondent under the Real Estate Law.

15 9.

16 These proceedings are brought under the provisions of Section 10100, Division
17 4 of the Business and Professions Code of the State of California and Sections 11500 through
18 11528 of the California Government Code.

19 COSTS

20 10.

21 **Code Section 10106** provides, in pertinent part, that in any order issued in
22 resolution of a disciplinary proceeding before the Department, the Commissioner may request
23 the administrative law judge to direct a licensee found to have committed a violation of this

24
25 ² Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the
26 department: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The
27 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or
misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another
state or an agency of the federal government. (2)The report required by this subdivision shall be made in writing
within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the
disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

1 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the
2 case.

3 PRAYER

4 WHEREFORE, Complainant prays that a hearing be conducted on the
5 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
6 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
7 Division 4 of the California Business and Professions Code) of Respondent MAN KUO-HUA
8 MA, for the cost of investigation and enforcement as permitted by law, and for such other and
9 further relief as may be proper under applicable provisions of law.

10
11 Dated at Los Angeles, California, on Feb 15, 2024.

12 
13 _____
14 Jason Parson
Supervising Special Investigator

15 cc: KUO-HUA MA
16 Jason Parson
17 Sacto.

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27