

1 DEPARTMENT OF REAL ESTATE  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 559-5990

**FILED**

**MAR - 5 2026**

**DEPT. OF REAL ESTATE**

By 

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation against

DRE No. H-43088 LA  
OAH No. 2025080247

12 SUNSHINE REALTY GROUP, INC.;

13 DENNIS E. WONG, individually, and  
14 as the former designated officer for  
15 Sunshine Realty Group, Inc.; and

16 CHRISTINA YAO WONG, individually, and as a  
17 former licensed officer for Sunshine Realty Group,  
18 Inc. and as the current designated officer for  
19 Sunshine Realty Group, Inc.,

20 Respondents.

21 It is hereby stipulated by and between Respondents SUNSHINE REALTY GROUP,  
22 INC., DENNIS E. WONG, individually and as the former designated officer for Sunshine Realty  
23 Group, Inc., and CHRISTINA YAO WONG, individually and as a former licensed officer for  
24 Sunshine Realty Group, Inc., and as the current designated officer of Sunshine Realty Group, Inc.,  
25 (collectively "Respondents") and Complainant, acting by and through Lissete Garcia, Counsel for  
26 the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing  
27 the Accusation filed on June 02, 2025, with Department Case No. H-43088 LA ("Accusation") in

1 this matter:

2 1. All issues which were to be contested and all evidence which was to be presented by  
3 Complainant and Respondents at a formal hearing on the Accusation, which hearing was to be held  
4 in accordance with the provisions of the Administrative Procedure Act ("APA"), shall instead and  
5 in place thereof be submitted on the basis of the provisions of this Stipulation and Agreement in  
6 Settlement and Order ("Stipulation").

7 2. Respondents have received, read, and understand the Statement to Respondent, the  
8 Discovery Provisions of the APA, and Accusation filed by the Department in this proceeding.

9 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the Government  
10 Code for the purpose of requesting a hearing on the allegations in the Accusation. Respondents  
11 hereby freely and voluntarily withdraw said Notice of Defense. Respondents acknowledge and  
12 understand that by withdrawing said Notice of Defense, Respondents will thereby waive  
13 Respondents' rights to require the Real Estate Commissioner ("Commissioner") to prove the  
14 allegations in the Accusation at a contested hearing held in accordance with the provisions of the  
15 APA and that Respondents will waive other rights afforded to Respondents in connection with the  
16 hearing such as the right to present evidence in defense of the allegations in the Accusation and the  
17 right to cross-examine witnesses.

18 4. Respondents, pursuant to the limitations set forth below, hereby admit that the  
19 factual allegations in the Accusation filed in this proceeding are true and correct and the Real Estate  
20 Commissioner shall not be required to provide further evidence of such allegations.

21 5. It is understood by the parties that the Real Estate Commissioner may adopt the  
22 Stipulation and Agreement as her Decision in this matter, thereby imposing the penalty and  
23 sanctions on Respondents' real estate licenses and license rights as set forth in the below "Order".  
24 In the event that the Commissioner in her discretion does not adopt the Stipulation and Agreement,  
25 it shall be void and of no effect, and Respondents shall retain the right to a hearing and proceeding  
26 on the Accusation under all the provisions of the APA and shall not be bound by any admission or  
27 waiver made herein.

6. The Order or any subsequent Order of the Real Estate Commissioner made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to any further administrative or civil proceedings by the Department of Real Estate with respect to any matters which were not specifically alleged to be causes for accusation in this proceeding.

7. Respondents understand that by agreeing to this Stipulation, Respondents agree to pay, pursuant to Section 10148 of the California Business and Professions Code (“Code”), the cost of the audit which resulted in the determination that Respondent committed the violations found in the “Determination of Issues” below. The amount of said cost is \$9,807.00.

8. Respondents understand that by agreeing to this Stipulation, the findings set forth below in the Determination of Issues become final, and the Commissioner may charge Respondents for the cost of any subsequent audit conducted pursuant to Business and Professions Code Section 10148 to determine if the violations have been corrected. The maximum cost of the subsequent audit will not exceed \$12,258.75.

9. Respondents further understand that by agreeing to this Stipulation, Respondents agree to pay, pursuant to Section 10106(a) of the Code, investigative and enforcement costs of \$5,837.78 which led to this disciplinary action.

## DETERMINATION OF ISSUES

By reason of the foregoing stipulation and agreement and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following determination of issues shall be made:

## I.

The conduct, acts and/or omissions of Respondent SUNSHINE REALTY GROUP, INC. as set forth herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses and license rights of Respondent SUNSHINE REALTY GROUP, INC. pursuant to the provisions of Code section 10177, subdivision (d), for violation of Code sections 10145, 10159.5, and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, California Code of Regulations (“Regulations”) 2832.1, 2831, 2831.1., 2831.2, 2832, 2834, 2773, and 2731.

1 II.

2 The conduct, acts and/or omissions of Respondent DENNIS E. WONG as set forth herein  
3 above in Paragraph 4, constitute cause for the suspension or revocation of all real estate licenses  
4 and license rights of Respondent DENNIS E. WONG pursuant to the provisions of Code section  
5 10177, subdivision (g), for violation of Code sections 10159.2 and Regulation 2725.

6 III.

7 The conduct, acts and/or omissions of Respondent CHRISTINA YAO WONG as set forth  
8 herein above in Paragraph 4, constitute cause for the suspension or revocation of all real estate  
9 licenses and license rights of Respondent CHRISTINA YAO WONG pursuant to the provisions of  
10 Code section 10177, subdivision (g), for violation of Code sections 10159.2 and Regulation 2725.

11 ORDER

12 I.

13 All licenses and licensing rights of Respondent SUNSHINE REALTY GROUP, INC.  
14 ("SRGI") under the Real Estate Law are suspended for a period of forty-five (45) days from the  
15 effective date of this Decision and Order; provided, however, that:

16 1. Forty-five (45) days of said suspension shall be stayed for two (2) years upon the  
17 following terms and conditions:

18 a. Respondent shall obey all laws, rules and regulations governing the rights,  
19 duties and responsibilities of a real estate licensee in the State of California; and,

20 b. That no final subsequent determination be made, after hearing or upon  
21 stipulation, that cause for disciplinary action occurred within two (2) years from the  
22 effective date of this Decision and Order. Should such a determination be made, the  
23 Commissioner may, in his discretion, vacate and set aside the stay order and  
24 reimpose all or a portion of the stayed suspension. Should no such determination be  
25 made, the stay imposed herein shall become permanent.

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II.

All licenses and licensing rights of Respondent CHRISTINA YAO WONG under the Real Estate Law are suspended for a period of forty-five (45) days from the effective date of this Decision and Order; provided, however, that:

1. Forty-five (45) days of said suspension shall be stayed for two (2) years upon the following terms and conditions:

a. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and,

b. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Decision and Order. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

2. Respondent CHRISTINA YAO WONG shall, **within nine (9) months from the effective date of this Decision and Order**, present evidence satisfactory to the Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. The continuing education courses must include the course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions Code. Proof of satisfaction of these requirements includes evidence that Respondent has successfully completed the trust fund account and handling continuing education courses, no earlier than 120 days prior to the effective date of the Decision and Order in this matter.

a. If Respondent CHRISTINA YAO WONG fails to satisfy this condition, Respondent's real estate license shall automatically be suspended until Respondent presents evidence satisfactory to the Commissioner of having taken and successfully completed the

1 continuing education requirements. **Proof of completion of the continuing education courses**  
2 **must be delivered to: Department of Real Estate, Attn: Flag Section, 651 Bannan Street, Suite**  
3 **504, Sacramento, CA 95811.**

4 III.

5 All licenses and licensing rights of Respondent DENNIS E. WONG under the Real Estate  
6 Law are suspended for a period of fifteen (15) days from the effective date of this Decision and  
7 Order; provided, however, that:

8 1. Fifteen (15) days of said suspension shall be stayed for two (2) years upon the  
9 following terms and conditions:

10 a. Respondent shall obey all laws, rules and regulations governing the rights,  
11 duties and responsibilities of a real estate licensee in the State of California; and,

12 b. That no final subsequent determination be made, after hearing or upon  
13 stipulation, that cause for disciplinary action occurred within two (2) years from the  
14 effective date of this Decision and Order. Should such a determination be made, the  
15 Commissioner may, in his discretion, vacate and set aside the stay order and  
16 reimpose all or a portion of the stayed suspension. Should no such determination be  
17 made, the stay imposed herein shall become permanent.

18 2. Respondent DENNIS E. WONG shall, **within nine (9) months from the effective**  
19 **date of this Decision and Order**, present evidence satisfactory to the Commissioner that  
20 Respondent has, since the most recent issuance of an original or renewal real estate license, taken  
21 and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of  
22 the Real Estate Law for renewal of a real estate license. If Respondent DENNIS E. WONG fails to  
23 satisfy this condition, Respondent's real estate license shall automatically be suspended until  
24 Respondent presents evidence satisfactory to the Commissioner of having taken and successfully  
25 completed the continuing education requirements. **Proof of completion of the continuing**  
26 **education courses must be delivered to: Department of Real Estate, Attn: Flag Section, 651**  
27

1 **Bannon Street, Suite 504, Sacramento, CA 95811.**

2 Investigation and Enforcement Costs

3 IV.

4 All licenses and licensing rights of Respondents SUNSHINE REALTY GROUP, INC.,  
5 DENNIS E. WONG, and CHRISTINA YAO WONG are indefinitely suspended unless or until  
6 Respondents SUNSHINE REALTY GROUP, INC., DENNIS E. WONG, and CHRISTINA YAO  
7 WONG pay, jointly or severally, the total sum of \$5,837.78 for the Commissioner's reasonable cost  
8 of the investigation and enforcement which led to this disciplinary action. Said payment shall be in  
9 the form of a cashier's check made payable to the Department of Real Estate. The investigative and  
10 enforcement costs must be delivered to the Department of Real Estate, Attn: Flag Section, 651  
11 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and  
12 Order. **Payment of investigation and enforcement costs should not be made until the**  
13 **Stipulation has been approved by the Commissioner.**

14 Audit Costs

15 V.

16 Pursuant to Section 10148 of the Code, Respondents SUNSHINE REALTY GROUP, INC.,  
17 and CHRISTINA YAO WONG shall pay, jointly or severally, the total sum of \$9,807.00 for the  
18 Commissioner's cost of the audit which led to this disciplinary action. **Respondents shall pay**  
19 **such cost within sixty (60) days of receiving an invoice therefore from the Commissioner.**  
20 **Payment of audit costs should not be made until Respondents receive the invoice.** If  
21 Respondents fail to satisfy this condition in a timely manner as provided for herein, Respondents'  
22 real estate licenses shall automatically be suspended until payment is made in full, or until a  
23 decision providing otherwise is adopted following a hearing held pursuant to this condition.

24 VI.

25 Pursuant to Section 10148 of the Code, Respondents SUNSHINE REALTY GROUP, INC.,  
26 and CHRISTINA YAO WONG shall pay, severally or jointly, the Commissioner's reasonable costs  
27 for any subsequent audit (said costs may not to exceed a maximum of \$12,258.75) to determine if

1 Respondents have corrected the violations found in the Determination of Issues. In calculating the  
2 amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average  
3 hourly salary for all persons performing audits of real estate brokers, and shall include an allocation  
4 for travel time to and from the auditor's place of work. **Respondents shall pay such cost within**  
5 **sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the**  
6 **audit costs should not be made until Respondents receive the invoice.** If Respondents fail to  
7 satisfy this condition in a timely manner as provided for herein, Respondents' real estate licenses  
8 shall automatically be suspended until payment is made in full, or until a decision providing  
9 otherwise is adopted following a hearing held pursuant to this condition.

10 DATED: 01/06/2026

  
Lisette Garcia, Counsel  
Department of Real Estate

12 \* \* \*

13 EXECUTION OF THE STIPULATION

14 We have read this Stipulation and its terms are understood by us and are agreeable and  
15 acceptable to us. We understand that we are waiving rights given to us by the California APA  
16 (including, but not limited to, sections 11506, 11508, 11509, and 11513 of the Government Code),  
17 and we willingly, intelligently, and voluntarily waive those rights, including the right of requiring  
18 the Commissioner to prove the allegations in the Accusation at a hearing at which we would have  
19 the right to cross-examine witnesses against us and to present evidence in defense and mitigation of  
20 the charges.

21 Respondents can signify acceptance and approval of the terms and conditions of this  
22 Stipulation and Agreement by electronically e-mailing a copy of the signature pages, as actually  
23 signed by Respondents, to the Department. Respondents agree, acknowledge, and understand that  
24 by electronically sending to the Department an electronic copy of Respondents' actual signatures,  
25 as they appear on the Stipulation, that receipt of the emailed copy by the Department shall be as  
26 binding on Respondents as if the Department had received the original signed Stipulation. By  
27

1 signing this Stipulation, Respondents understand and agree that Respondents may not withdraw  
2 their agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and  
3 acts upon it or prior to the effective date of the Stipulation and Order.

4  
5 DATED: 12-29-25 [REDACTED]  
6 Respondent ~~SUNSHINE~~ REALTY GROUP, INC.

7 By (Printed Name): [REDACTED]

8 Title: President

9 DATED: 12/29/2025 [REDACTED]  
10 Respondent DENNIS E. WONG

11 DATED: 12-29-25 [REDACTED]  
12 Respondent CHRISTINA YAO WONG

13  
14 \* \* \*

15 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me  
16 as my Decision in this matter and shall become effective at 12 o'clock noon  
17 on \_\_\_\_\_

18 IT IS SO ORDERED \_\_\_\_\_

19 Chika Sunquist  
20 REAL ESTATE COMMISSIONER

21  
22 By: \_\_\_\_\_  
23 Chief Deputy Real Estate Commissioner  
24  
25  
26  
27

1 signing this Stipulation, Respondents understand and agree that Respondents may not withdraw  
2 their agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and  
3 acts upon it or prior to the effective date of the Stipulation and Order.

4  
5 DATED: \_\_\_\_\_ Respondent SUNSHINE REALTY GROUP, INC.

6 By (Printed Name): \_\_\_\_\_

7 Title: \_\_\_\_\_  
8

9 DATED: \_\_\_\_\_ Respondent DENNIS E. WONG  
10

11 DATED: \_\_\_\_\_ Respondent CHRISTINA YAO WONG  
12

13  
14 \* \* \*

15 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me  
16 as my Decision in this matter and shall become effective at 12 o'clock noon  
17 on **APR - 6 2026**

18 IT IS SO ORDERED 2/27/2026

19 Chika Sunquist  
20 REAL ESTATE COMMISSIONER

21   
22 By: Marcus L. McCarther  
23 Chief Deputy Real Estate Commissioner  
24  
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