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**FILED**

JAN 05 2018

BUREAU OF REAL ESTATE

By S. Black

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
  
RAYMOND LORENZO JETER,  
  
Respondent.

No. H-2329 FR

ORDER DENYING REINSTATEMENT OF LICENSE

On November 30, 2009, in Case No. H-2329 FR, an Order was executed which accepted the petition for the voluntary surrender of the real estate broker license of Respondent. The Order became effective on December 21, 2009.

On March 10, 2017, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

I have considered the petition of Respondent and the evidence submitted in support thereof.

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1 The Bureau has developed criteria in Section 2911 of Title 10, California Code of  
2 Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
3 reinstatement of a license. Among the criteria relevant in this proceeding are:

4 Regulation 2911(j) Discharge of, or bona fide efforts toward discharging,  
5 adjudicated debts or monetary obligations to others.

6 Petitioner has an outstanding Recovery Account Judgment in the amount of  
7 \$50,000.00 and has made no attempt to repay or set up a payment plan, respectively.

8 Respondent has failed to demonstrate to my satisfaction that Respondent has  
9 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
10 broker license at this time.

11 Given the violations found and the fact that Respondent has not established that  
12 Respondent has satisfied Regulations 2911(j), I am not satisfied that Respondent is sufficiently  
13 rehabilitated to receive a real estate broker license.

14 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
15 reinstatement of Respondent's real estate broker license is denied.

16 This Order shall become effective at 12 o'clock noon on **JAN 26 2018**

17 IT IS SO ORDERED 12/29/2017

18 WAYNE S. BELL  
19 REAL ESTATE COMMISSIONER

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