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**FILED**

JUL 12 2016

BUREAU OF REAL ESTATE

By S. Black

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

DEON FRANKLIN JONES,

No. H-11006 SF

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On July 8, 2011, a Decision was rendered in Case No. H-11006 SF revoking the real estate salesperson license of Respondent effective August 8, 2011, but granting Respondent the right to the issuance of a restricted real estate salesperson license. Respondent did not apply for a restricted real estate salesperson license.

On July 15, 2014, Respondent petitioned for reinstatement of said real estate salesperson 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.

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(b) Restitution to any person who has suffered monetary losses  
5 through "substantially related" acts or omissions of the applicant.

6 Respondent has failed to provide evidence that reimbursement in the amount of  
7 \$1,995.00 was made to borrower Caroline Epple as a condition ordered in the Stipulation and  
8 Agreement in Case No. H-11006 SF.

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

11 Respondent has unsatisfied IRS liens for the tax years 2003, 2005, and 2006, in  
12 the amounts of \$1,315.29, \$10,227.63 and \$10,927.38 respectively.

13 Respondent has failed to demonstrate to my satisfaction that Respondent has  
14 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
15 salesperson license at this time.

16 Given the violations found and the fact that Respondent has not established that  
17 Respondent has satisfied Regulations 2911(a) and (j), I am not satisfied that Respondent is  
18 sufficiently rehabilitated to receive a real estate salesperson license.

19 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
20 reinstatement of Respondent's real estate salesperson license is denied.

21 This Order shall become effective at 12 o'clock noon on AUG 02 2016

22 IT IS SO ORDERED

23 REAL ESTATE COMMISSIONER

24  
25   
26 Wayne S. Bell  
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