

FILED

MAR 16 2021

DEPARTMENT OF REAL ESTATE

By *Andrew*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

<p>In the Matter of the Accusation of:</p> <p>ROSANA EYVAZNEJAD, Respondent.</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p>DRE No. H-11401 SF</p>
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ORDER NUNC PRO TUNC
CORRECTING CLERICAL ERROR

It having been called to the attention of the Real Estate Commissioner that there was a clerical error in the Petition Order dated January 28, 2021, and good cause appearing therefor, the Order is:

Amended to show that a decision was rendered in Case No. H-11401 SF.

This Order shall become effective immediately.

IT IS SO ORDERED March 11, 2021.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Steve Lee

for Doug McCauley

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FILED

FEB 03 2021

DEPARTMENT OF REAL ESTATE

By S. Black

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

ROSANA EYVAZNEJAD,

Respondent.

No. H-11401 SF

ORDER DENYING REINSTATEMENT OF LICENSE

On April 16, 2013, a Decision was rendered in Case No. H-11404 SF revoking the real estate broker license of Respondent effective May 13, 2013, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on May 13, 2013, and Respondent has held a restricted licensee since that time.

On November 12, 2019, 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).

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

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

Regulation 2911(2) Restitution to any person who has suffered monetary losses through "substantially related" acts or omissions of the applicant.

Respondent is unable to provide proof that restitution has been paid to all parties directed by the Stipulation and Agreement which was the direct result of the license discipline.

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

Given the violations found and the fact that Respondent has not established that Respondent has satisfied Regulations 2911(2), I am not satisfied that Respondent is sufficiently rehabilitated to receive a real estate broker license.

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

This Order shall become effective at 12 o'clock noon on FEB 24 2021

IT IS SO ORDERED 1.28.21

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

