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FILED

JUN 01 2017

BUREAU OF REAL ESTATE

By R. Posada

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

RENEE YVETTE ANGLIN,

Respondent.

No. H-37273 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On May 7, 2012, a Decision was rendered in Case No. H-37273 LA revoking the real estate broker license of Respondent effective June 4, 2012. The effective date of the revocation was stayed by separate order to July 5, 2012. Respondent's license remains revoked to date.

On June 29, 2016, 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

1 support thereof.

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

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

7 On July 21, 2014, a Federal Tax Lien of \$31,805 was filed against Respondent.  
8 On March 2, 2006 and April 15, 2010, California State Tax Liens of \$21,513 and \$1,543  
9 respectively, were filed against Respondent. Respondent has presented no evidence of  
10 discharging these liens.

11 Regulation 2911(n) Change in attitude from that which existed at the time of the  
12 conduct in question as evidenced by any or all of the following:

13 (1) Testimony of applicant.

14 Question 4A of Respondent's Petition application asked "Do you have any past  
15 debts, outstanding judgements or have you filed bankruptcy". Respondent answered "no" and  
16 failed to disclose the tax liens described above. Respondent also failed to disclose that she had  
17 filed for Chapter 7 bankruptcy on September 13, 2000. This establishes a failure to demonstrate  
18 the honesty and integrity necessary to hold a real estate license. Lack of candor in completing a  
19 license application is itself sufficient to sustain a finding that Respondent does not yet appreciate  
20 the need to speak honestly about and to accept responsibility for one's actions. *Harrington V.*  
21 *Department of Real Estate* (1989), 214 Cal.App. 3d 394, 406.

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

25 Given the violations found and the fact that Respondent has not established that  
26 Respondent has satisfied Regulations 2911(j), and (n)(1) I am not satisfied that Respondent is  
27 sufficiently rehabilitated to receive a real estate broker license.

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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 JUN 21 2017

IT IS SO ORDERED 5/25/2017

WAYNE S. BELL  
REAL ESTATE COMMISSIONER



A handwritten signature in blue ink, appearing to read 'Wayne S. Bell', is written over a horizontal line.