

Flas

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**FILED**

**JUL 27 2020**

**DEPT. OF REAL ESTATE**

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of  
  
RENEE YVETTE ANGLIN,  
  
Respondent.

No. H-37273 LA

ORDER DENYING REINSTATEMENT OF LICENSE  
BUT GRANTING RIGHT TO A RESTRICTED LICENSE

On May 7, 2012, in Case No. H-37273 LA, a Decision was rendered 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 November 20, 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).

1 I have considered Respondent's petition and the evidence submitted in support  
2 thereof.

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

6  
7 **2911. Criteria for Rehabilitation**

8 (a) (10) Discharge of, or bona fide efforts toward discharging, adjudicated debts  
or monetary obligations to others.

9 The Decision in Case No. H-37273 LA found that Respondent violated Business  
10 and Professions Code Section 10145. Section 10148(b) states that "the  
11 commissioner shall charge a real estate broker for the cost of any audit, if the  
12 commissioner has found . . . in a final decision following a disciplinary hearing. . .  
that the broker has violated Section 10145."

13 On June 24, 2012, the Department sent Respondent an invoice of \$19,898.50 for the audit  
14 in Case No. H-37273 LA. On August 30, 2012, Respondent send the Department a letter  
15 acknowledging receipt of the invoice, but claiming "I am unable to pay \$19,000 with no  
license and no guaranteed income at this time." To date, Respondent has not paid, nor  
made bona fide efforts towards paying, her debt to the Department.

16 Respondent has failed to demonstrate to my satisfaction that Respondent has  
17 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's unrestricted real  
estate broker license.

18 I am satisfied, however, that it will not be against the public interest to issue a  
19 restricted real estate broker license to Respondent.

20 A restricted real estate broker license shall be issued to Respondent pursuant to  
21 Section 10156.5 of the Business and Professions Code, if Respondent satisfies the following  
22 conditions prior to and as a condition of obtaining a restricted real estate broker license within  
23 twelve (12) months from the effective date of this Order:

24 1. Respondent shall qualify for, take and pass the real estate broker license  
25 examination.

1                   2.     Respondent shall pay the sum of \$19,858.50 for the Commissioner's cost  
2 of the audit which led to this disciplinary action.

3                   3.     Submittal of a completed application and payment of the fee for a real  
4 estate broker license.

5                   The restricted license issued to Respondent shall be subject to all of the provisions  
6 of Section 10156.7 of the Business and Professions Code and to the following limitations,  
7 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

8                   A.     The restricted license issued to Respondent may be suspended prior to  
9 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or  
10 plea of nolo contendere to a crime which is substantially related to Respondent's fitness or  
11 capacity as a real estate licensee.

12                  B.     The restricted license issued to Respondent may be suspended prior to  
13 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
14 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
15 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to  
16 the restricted license.

17                  C.     Respondent shall not be eligible to apply for the issuance of an  
18 unrestricted real estate license nor the removal of any of the limitations, conditions or  
19 restrictions of a restricted license until two (2) years have elapsed from the date of the issuance  
20 of the restricted license to Respondent.

21                  D.     Respondent shall notify the Commissioner in writing within 72 hours of  
22 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Post  
23 Office Box 137007, Sacramento, CA 95813-7007. The letter shall set forth the date of  
24 Respondent's arrest, the crime for which Respondent was arrested and the name and address of  
25 the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
26 constitute an independent violation of the terms of the restricted license and shall be grounds for  
27 the suspension or revocation of that license.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

This Order shall become effective at 12 o'clock noon on AUG 26 2020.

IT IS SO ORDERED 6.11.20

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

