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FILED
MAR 20 2025
DEPARTMENT OF REAL ESTATE
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-2329 FR
)
RAYMOND LORENZO JETER,)
)
Respondent.)
_____)

ORDER DENYING REMOVAL OF DISCIPLINE INFORMATION FROM RESPONDENT'S
PUBLIC INFORMATION PAGE ON THE DEPARTMENT OF REAL ESTATE'S WEBSITE

On November 30, 2009, in Case No. H-2329 FR, a Decision was rendered disciplining the real estate broker license of Respondent effective December 21, 2009.

On November 8, 2023, Respondent petitioned for the removal of discipline information from Respondent's Public Information Page on the Department of Real Estate's Website ("the Website").

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

3 The Department has developed criteria in Sections 2911 and 2912 of Title 10,
4 California Code of Regulations (Regulations) to assist in evaluating the rehabilitation of a
5 petitioner for the removal of discipline information from the website. Among the criteria relevant
6 in this proceeding are:

7 Regulation 2912(a) The passage of not less than two years from the most recent
8 criminal conviction that is "substantially related" to the qualifications, functions, or duties of a
9 licensee of the department. (A longer period will be required if there is a history of criminal
10 convictions or acts substantially related to the qualifications, functions, or duties of a licensee of the
11 department.)

12 **Regulation 2912(b) Restitution to any person who has suffered monetary losses
13 through "substantially related" acts or omissions of the licensee.**

14 Respondent has failed to repay The Department of Real Estate's Recovery Account
15 (R-4426) the outstanding Judgment in the amount of \$50,000.00 plus interest.

16 Respondent has failed to demonstrate to my satisfaction that Respondent is not a
17 credible risk to the public and that Respondent has undergone sufficient rehabilitation to warrant
18 the removal of discipline information from the Website.

19 Given the violations found and the fact that Respondent has not established that
20 Respondent has satisfied Regulation 2912(b). I am not satisfied that Respondent is sufficiently
21 rehabilitated for the removal of discipline information from the website.

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1 The earliest date on which the Respondent may submit a new petition for the
2 removal of discipline from the website is one year from the effective date of this Decision. If and
3 when petition is again made for this licensee, all competent evidence of rehabilitation presented by
4 the Respondent will be considered by the Real Estate Commissioner.

5 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for the removal
6 of discipline information from the Website is denied.

7 This Order shall become effective immediately.

8 DATED: 3/10/2025

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10 CHIKA SUNQUIST
11 REAL ESTATE COMMISSIONER

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13 By: Marcus L. McCarther
14 Chief Deputy Real Estate Commissioner
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