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FILED

OCT 14 2016

BUREAU OF REAL ESTATE

By S. Bleck

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of

PRADEEP BALI,

Respondent.

No. H-2469 FR

ORDER DENYING REINSTATEMENT OF LICENSE

On December 8, 2010, a Decision was rendered in Case No. H-2469 FR revoking the real estate broker license of Respondent effective December 29, 2010, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on December 31, 2010, and Respondent has held a restricted licensee since that time.

On March 5, 2012, a Decision was rendered in Case No. H-2590 FR extending the time Respondent would be eligible to petition for reinstatement effective March 27, 2012,

On January 13, 2015, 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.

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1 The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*
2 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and
3 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
4 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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

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

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

12 Respondent has not provided any documentation that his judgments have been
13 satisfied. Additionally, Respondent has unsatisfied Federal and State tax liens occurring through
14 the years between 2001 and 2014, respectively.

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

17 (1) Testimony of applicant.

18 Respondent failed to disclose his 2001 bankruptcy, several Federal and State tax
19 liens and several judgments.

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

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

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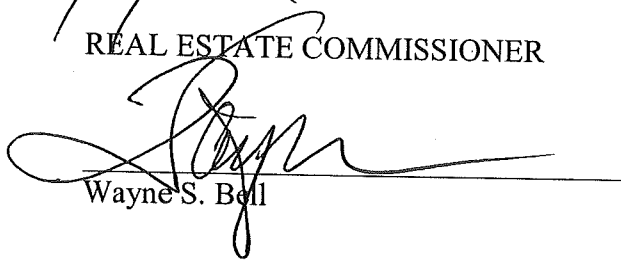
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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
reinstatement of Respondent's real estate broker license is denied.

This Order shall become effective at 12 o'clock noon on NOV 04 2016.

IT IS SO ORDERED 10/7/2016

REAL ESTATE COMMISSIONER



Wayne S. Bell