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FILED

MAR 07 2022

DEPT. OF REAL ESTATE  
By R. PDSad

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

ALICIA V. CAMPOS,

No. H-05045 SD

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On September 6, 2019, a Decision was rendered in Case No. H-05045 SD  
revoking the real estate salesperson license of Respondent effective October 1, 2019.

On April 15, 2021, Respondent petitioned for reinstatement of said real estate  
salesperson 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  
support thereof.

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

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5 ***2911. Criteria for Rehabilitation***

6 *(a) (1) The time that has elapsed since commission of the acts(s) or offense(s):*  
7 *(A) The passage of less than two years after the most recent criminal conviction*  
8 *or act of the applicant that is a cause of action in the Bureau's Statement of Issues*  
9 *against the applicant is inadequate to demonstrate rehabilitation.*  
10 *(B) Notwithstanding subdivision (a)(1)(A), above, the two year period may be*  
11 *increased based upon consideration of the following:*  
12 *(i) The nature and severity of the crime(s) and/or act(s) committed by the*  
13 *Applicant.*

14 On June 13, 2018, Respondent was convicted for embezzlement. The facts  
15 underlying this conviction involve the failure to submit rental money to client in  
16 activity requiring a real estate license. Respondent was ordered to pay \$32,000 in  
17 restitution. Her probation was not completed until June 13, 2021. Given the  
18 nature and severity of this crime, more time is needed to determine if Respondent  
19 is rehabilitated.

20 *(3) Expungement of criminal convictions.*

21 No evidence was submitted that Respondent's conviction has been expunged.

22 *(9) Completion of, or sustained enrollment in, formal education or vocational*  
23 *training courses for economic self-improvement.*

24 No evidence was submitted of completing any such courses.

25 *(12) Significant or conscientious involvement in community, church or privately-*  
26 *sponsored programs designed to provide social benefits or to ameliorate social*  
27 *problems.*

Respondent's petition application indicates that she is not currently involved in  
any such programs.

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1 (14) Change in attitude from that which existed at the time of the conduct in  
2 question as evidenced by the following:

3 (B) Evidence from family members, friends and/or other persons familiar with  
4 applicant's previous conduct and with his or her subsequent attitudes and/or  
5 behavioral patterns.

6 None of the character reference letters submitted by Respondent acknowledge the  
7 conduct which gave rise to her license discipline, nor do they mention how her  
8 attitude may have changed since the license revocation.

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

12 Given the violations found and the fact that Respondent has not established that  
13 Respondent has satisfied Regulations 2911 (a)(1)(B)(i), (a)(3), (a)(9), (a)(12) and (a)(14)(B), I  
14 am not satisfied that Respondent is sufficiently rehabilitated to receive a real estate salesperson  
15 license.

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

18 This Order shall become effective at 12 o'clock noon on MAR 30 2022.

19 IT IS SO ORDERED 1.14.22

20 DOUGLAS R. McCAULEY  
21 REAL ESTATE COMMISSIONER

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