

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 21 2026

DEPT OF REAL ESTATE
By R. Podesta

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

MEHRAN DAVID ALAEI,

Respondent.

No. H-5721 SD

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

On June 26, 2024, in Case No. H-5721 SD, a Decision was rendered revoking the real estate broker license of Respondent effective July 26, 2024.

On September 17, 2025, 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 Respondent's petition and the evidence submitted in support thereof.

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:

4
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
15 More than two years is required to determine rehabilitation, given Respondent's
16 criminal convictions (prior to, and contemporaneous with, Respondent's license
17 discipline), his unlicensed acts and his State Bar Discipline.

18
19 *(a)(3) Expungement of criminal convictions.*

20
21 Respondent has offered no evidence for expungement of the criminal convictions
22 addressed in DRE Case No. H-05721 SD. Nor has Respondent offered evidence
23 of expungement of his May 15, 2024 conviction for violation of Vehicle Code
24 section 23152(b) before the Superior Court of California, County of San Diego,
25 in Case No. S321958. (Note: Respondent's plea in Case No. S321948 was
26 discussed in the decision for DRE Case No. H-05721 SD, but his sentencing was
27 not.)

(a)(5) Successful completion or early discharge from probation or parole.

No evidence was presented that Respondent has completed probation in Case No.
S321948.

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

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

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

5 1. Submits a completed application and pays the fee for a real estate broker
6 license within the 12 month period following the effective date of this Order; and

7 2. Submits proof that Respondent has completed the continuing education
8 requirements for renewal of the license sought. The continuing education courses must be
9 completed either (i) within the 12 month period preceding the filing of the completed
10 application, or (ii) within the 12 month period following the effective date of this Order.

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

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

18 B. The restricted license issued to Respondent may be suspended prior to
19 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner
20 that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
21 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
22 license.

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

1 E. Respondent shall notify the Commissioner in writing within 72 hours of
2 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
3 Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth
4 the date of Respondent's arrest, the crime for which Respondent was arrested and the name and
5 address of the arresting law enforcement agency. Respondent's failure to timely file written
6 notice shall constitute an independent violation of the terms of the restricted license and shall be
7 grounds for the suspension or revocation of that license.

8 This Order shall become effective at 12 o'clock noon on AUG 10 2026.

9 IT IS SO ORDERED

7/16/2026

10 CHIKA SUNQUIST
11 REAL ESTATE COMMISSIONER

12 

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