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FILED

OCT 10 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-10969 SF
)	
MICHAEL M. YOUNESSIAN,)	
)	
Respondent.)	
)	

ORDER DENYING REINSTATEMENT OF LICENSE

On March 17, 2011, a Decision was rendered revoking the real estate broker license of Respondent MICHAEL M. YOUNESSIAN.

On or about October 8, 2013, Respondent petitioned for reinstatement of said real estate broker license.

I have considered the petition of Respondent and the evidence submitted in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate broker license at this time.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar*, 39 Cal. 2d 541 (1952)). A

1 petitioner is required to show greater proof of honesty and
2 integrity than an applicant for first time licensure. The
3 proof must be sufficient to overcome the prior adverse judgment
4 on the applicant's character (*Tardiff v. State Bar*, 27 Cal. 3d
5 395 (1980)).

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

11 Regulation sections 2911(c): expungement of criminal
12 convictions.

13 On or about April 10, 2013, Respondent's request for
14 the Superior Court of California to dismiss his June 12, 2009
15 conviction for violating California Health and Safety Code
16 section 11364 (possession of drug paraphernalia), a
17 misdemeanor, pursuant to California Penal Code section 1203.4
18 was denied.

19 Regulation section 2911(i): education or vocational
20 training courses.

21 Respondent failed to show he has completed or had
22 sustained enrollment in formal education or vocational training
23 courses for economic self-improvement.

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1 Regulation section 2911(j): discharge of, or bona
2 fide efforts toward discharging, adjudicated debts or monetary
3 obligations to others.

4 Respondent failed to show he has resolved
5 approximately 18 civil judgments against him. These judgments
6 include, but are not limited to, a judgment on or about July
7 20, 2011 for approximately \$10,000.00 and a judgment on or
8 about November 6, 2012 for approximately \$1,369.00.

9 Regulation section 2911(1): community or church
10 involvement.

11 Respondent failed to show he has had significant or
12 conscientious involvement in community, church, or privately-
13 sponsored programs designed to provide social benefits or to
14 ameliorate social problems.

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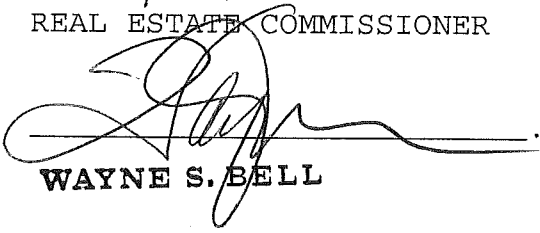
1 Given the violations found and the fact that
2 Respondent has not established that Respondent MICHAEL M.
3 YOUNESSIAN has complied with Regulations sections 2911(c),
4 2911(i), 2911(j), and 2911(l), I am not satisfied that
5 Respondent has sufficiently rehabilitated to receive a real
6 estate broker license at this time.

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

10 This Order shall become effective at 12 o'clock noon
11 on October 30, 2014.

12 IT IS SO ORDERED 10/6/2014.

13
14 REAL ESTATE COMMISSIONER

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17 WAYNE S. BELL
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