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FILED

MAR 07 2016

BUREAU OF REAL ESTATE

By S. Black

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

JAGDEEP SINGH,

No. H-11199 SF

Respondent.

ORDER DENYING REMOVAL OF RESTRICTIONS ON LICENSE

On December 7, 2011, a Decision was rendered herein denying Respondent's application for a real estate broker license, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on January 9, 2012, and Respondent has held a restricted license since that time.

On July 21, 2014, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate broker license.

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.

The Bureau has developed criteria in Section 2911 of Title 10, California Code of

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

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

6 Respondent failed to disclose an existing Abstract Judgment in the amount of
7 \$247,385.78 in his Petition application.

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

10 (1) Testimony of applicant.

11 Respondent also failed to disclose he was the Defendant in eight other civil cases
12 in his Petition application.

13 Respondent has failed to demonstrate to my satisfaction that Respondent has
14 undergone sufficient rehabilitation to warrant the removal of the restrictions on Respondent's real
15 estate broker license at this time.


16 Given the fact that Respondent has not established that Respondent has complied
17 with Regulations 2911(j) and (n)(1), I am not satisfied that Respondent is sufficiently
18 rehabilitated to receive an unrestricted broker license.

19 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of
20 restrictions on Respondent's real estate broker license is denied.

21 This Order shall become effective at 12 o'clock noon on MAR 28 2016.

22 DATED 3/6/2016

23 REAL ESTATE COMMISSIONER

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25 Wayne S. Bell
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