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**FILED**

**APR 23 2020**

DEPARTMENT OF REAL ESTATE  
By S. Black

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of  
  
MANZAR DOKHT AZARI,  
  
Respondent.

No. H-11229 SF

ORDER DENYING REINSTATEMENT OF LICENSE

On December 31, 2012, a Decision was rendered in Case No. H-11229 SF revoking the real estate broker license of Respondent effective January 22, 2013.

On May 6, 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.

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:

4 Regulation 2911(11) Correction of business practices resulting in injury to others  
5 or with the potential to cause such injury.

6 On June 26, 2017, a Decision was rendered in Case No. H-11965 SF, revoking the  
7 real estate broker corporation license for The Azari Real Estate Group, Inc., effective July 17,  
8 2019. The Decision found that after Respondent's real estate broker license was revoked in 2013,  
9 however, Respondent remained the chief business decision-maker for the corporation and acted  
10 as the ultimate supervisor of both its accounting staff and its real estate salespeople. The 2017  
11 Decision stated, the revocation of the The Azari Corporation broker license was necessary to  
12 "protect the public".

13 Regulation 2911(14) Change in attitude from that which existed at the time of the  
14 conduct in question as evidenced by any or all of the following:

15 (a) Testimony of applicant.

16 Respondent fails to take responsibility for her actions that resulted in the  
17 revocation of her real estate broker and corporation licenses. Respondent continues to operate her  
18 businesses with no regards to the the Department of Real Estates' rules and regulations.

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

22 Given the violations found and the fact that Respondent has not established that  
23 Respondent has satisfied Regulations 2911(11), and (14)(a), I am not satisfied that Respondent is  
24 sufficiently rehabilitated to receive a real estate broker license.

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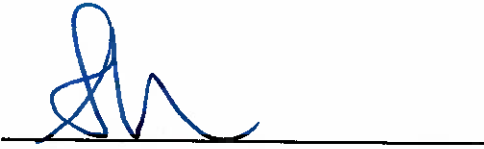
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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
reinstatement of Respondent's real estate broker license is denied.

This Order shall become effective at 12 o'clock noon on MAY 14 2020.

IT IS SO ORDERED 9/16/20

SANDRA KNAU  
ACTING REAL ESTATE COMMISSIONER



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