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FILED

JUN 01 2023

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of:

MANZAR DOKHT AZARI,

Respondent.

) DRE NO. H-11229 SF
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ORDER STAYING EFFECTIVE DATE

On March 7, 2023, an Order Denying Reinstatement was rendered in the above-entitled matter to become effective June 1, 2023.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement of March 7, 2023, is stayed for a period of 30 days to allow Respondent MANZAR DOKHT AZARI to file a petition for reconsideration or consider Respondent's petition for reconsideration.

The Order Denying Reinstatement of March 7, 2023, shall become effective at 12 o'clock noon on July 3, 2023.

DATED: 6.1.23

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER



FILED

MAY 11 2023

DEPARTMENT OF REAL ESTATE
By S. Black

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

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. The effective date was stayed, by separate order, to February 21, 2013.

On August 25, 2022, 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.

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) (11) Correction of business practices resulting in injury to others or with the
7 potential to cause such injury.*

8 From March 26, 2007 until February 20, 2013, "Azari Property Management"
9 was licensed by the Department of Real Estate as a fictitious business name for
10 Respondent. Azari Property Management has not been licensed since
11 Respondent's license was revoked on February 21, 2013.

12 Azari Property Management currently operates a website at <http://azairpm.com>
13 that contains the following testimonials:

14 "Manzar and Mark are very help (sic) in getting tenant quickly and managed all
15 the logistics for lease signing and tenant move-in. I am expecting smooth sailing
16 from here for the coming years."

17 "Azari PM has been handling all aspects of my property for 15+ years. They have
18 always found good tenants since they do vet all applicants thoroughly."

19 "Second time using Azari to find tenants."

20 "Thanks to you and your team, we have successfully resolved the roof problem
21 and found good tenants."

22 Pursuant to Business and Professions Code section 10131(b) soliciting tenants for
23 another is activity requiring a real estate license. In performing this activity
24 without a valid real estate license, Respondent has failed to correct her business
25 practices.

26 *(a)(13)New and different social and business relationships from those which
27 existed at the time of the conduct that is the basis for denial of the Bureau action
sought.*

Respondent continues to run her property management business, even though her
license remains revoked.

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1 (a)(14) Change in attitude from that which existed at the time of the conduct in
2 question as evidenced by the following:
3 (A) Testimony and/or other evidence of rehabilitation submitted by the applicant

4 In a January 10, 2023 interview with the Department of Real Estate, Respondent
5 admitted that she continues to operate a property management company, whose
6 activities include "lease contract negotiations"

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

10 Given the violations found and the fact that Respondent has not established that
11 Respondent has satisfied Regulations 2911(a)(11), (a)(13) and (a)(14)(A), I am not satisfied that
12 Respondent is sufficiently rehabilitated to receive a real estate broker license.

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

15 This Order shall become effective at 12 o'clock noon on JUN 01 2023.

16 IT IS SO ORDERED 3/7/2023

17 DOUGLAS R. McCAULEY
18 REAL ESTATE COMMISSIONER

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20 By: Marcus L. McCarther
21 Chief Deputy Real Estate Commissioner
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