

FILED

JUN 04 2019

DEPARTMENT OF REAL ESTATE

By S. Beck

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

FELIX CALAÑO NATNAT,

No. H-11747 SF

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On March 5, 2015, a Decision was rendered in Case No. H-11747 SF revoking the real estate broker license of Respondent effective March 26, 2015.

On January 16, 2018, 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(10) Discharge of, or bona fide efforts toward discharging,
5 adjudicated debts or monetary obligations to others.

6 Respondent failed to disclose federal tax liens totaling \$165,840.00 and state tax
7 liens in the amount of \$2,827.00 and \$91,406.00. Additionally, Respondent has not made any
8 efforts in to repay these liens.

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

11 (a) Testimony of applicant.

12 Throughout the petition process Respondent has failed to take any
13 responsibility or demonstrate change in behavior that resulted his license discipline.

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

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

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

22 This Order shall become effective at 12 o'clock noon on JUN 25 2019

23 IT IS SO ORDERED May 21, 2019

24 DANIEL J. SANDRI
25 ACTING REAL ESTATE COMMISSIONER

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