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JUL 02 2014

BUREAU OF REAL ESTATE

By *J. [Signature]*

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of)	No. H-28324 LA
)	
JOHN CHRISTOPHER WILLIAMS,)	
)	
)	
Respondent.)	
)	

ORDER DENYING REMOVAL OF RESTRICTIONS

On February 7, 2004, a restricted real estate salesperson license was issued to Respondent, and Respondent has held a restricted licensee since that time. In 1996, Respondent was convicted of false representation of self to peace officer.

On or about May 2, 2012, Respondent petitioned for removal of restrictions of said real estate salesperson license.

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

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1 The burden of proving rehabilitation rests with the petitioner (Feinstein v. State
2 Bar (1952) 39 Cal. 2d 541. A petitioner is required to show greater proof of honesty and
3 integrity that an applicant for first time licensure. The proof must be sufficient to overcome the
4 prior adverse judgment on the applicant's character (Tardiff v. State Bar (1980) 27 Cal. 3d 395).

5 The Bureau has developed criteria in Section 2911 of Title 10, California Code of
6 Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for removal of
7 restrictions from a license. Among the criteria relevant in this proceeding are:
8

9 Regulation 2911(j)—Discharge of, or bona fide efforts toward discharging,
10 adjudicated debts or monetary obligations

11 Respondent has unpaid California state tax liens totaling \$32,763.

12 Regulation 2911(n)(1)—Change in attitude from that which existed at the time of
13 the conduct in question as evidenced by testimony of applicant.
14

15 Respondent denies that he committed the acts that led to his conviction.

16 Given the violations found and the fact that Respondent has not established that
17 Respondent has complied with Regulations 2911(j) and (n)(1), I am not satisfied that Respondent
18 is sufficiently rehabilitated for removal of restrictions from real estate salesperson license.

19 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of
20 restrictions on Respondent's real estate license is denied.
21

22 This Order shall be effective immediately.

23 Dated: 5/31/2014

24
25 Real Estate Commissioner

26 
27 WAYNE S. BELL