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DEC 29 2011

DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of	)	No. H-31459 LA
	)	
STEVEN RONALD LASCANO,	)	
	)	
Respondent.	)	

ORDER GRANTING RECONSIDERATION

On October 11, 2011, an Order Denying Reinstatement of License was rendered in the above-entitled matter. Said Order was to become effective on November 30, 2011, but was stayed by separate Order to December 30, 2011.

On December 8, 2011, Respondent petitioned for reconsideration of the Order of October 11, 2011.

I have given due consideration to the petition of Respondent. I find good cause to reconsider the Order of October 11, 2011, and reconsideration is hereby granted for the limited purpose of determining whether the action imposed against Respondent by said Order should be reduced or modified.

1 Respondent shall have until fifteen (15) days after the
2 date of this Order in which to file written argument in further
3 support of his petition for reconsideration. Counsel for the
4 Department of Real Estate shall submit any written reply to said
5 argument within fifteen (15) days thereafter.

6 IT IS SO ORDERED

12/28/2011
7 BARBARA J. BIGBY
8 Acting Real Estate Commissioner

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10 By WAYNE S. BELL
11 Chief Counsel
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PHILLIP IHDE
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DEPARTMENT OF REAL ESTATE

BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

STEVEN RONALD LASCANO,

Respondent.

No. H-31459 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On June 8, 2005, an Decision was rendered revoking the real estate salesperson license of Respondent.

On July 21, 2009, Respondent petitioned for reinstatement of said real estate salesperson license. The Attorney General of the State of California has been given notice of the filing of said petition.

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

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

1 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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

5 Regulation 2911(j) - Discharge of, or bona fide efforts toward discharging,
6 adjudicated debts or monetary obligations

7 Respondent has not provided such evidence.

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

10 (1) Testimony of applicant.

11 Respondent failed to establish that he has not engaged in licensed activity since
12 his license was revoked.

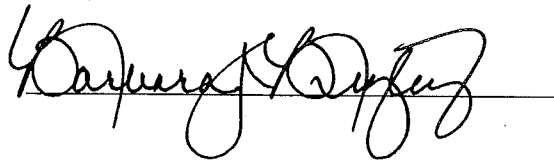
13 Given the violations found and the fact that Respondent has not established that
14 Respondent has complied with Regulation 2911 (j) and (n)(1), I am not satisfied that Respondent
15 is sufficiently rehabilitated to receive a real estate salesperson license.

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

18 This Order shall become effective at 12 o'clock noon on November 30, 2011.

19 IT IS SO ORDERED 10/11/11

20 BARBARA R. BIGBY
21 Acting Real Estate Commissioner

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