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BUREAU OF REAL ESTATE

By Norma Adams

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of  
DEBBIE ELAINE GROSSMAN,  
Respondent.

H-33682 LA

ORDER DENYING REMOVAL OF RESTRICTIONS

On February 27, 2007, a Decision was rendered denying Respondent's license application, but granting Respondent the right to a restricted real estate salesperson license. Said license was issued March 17, 2007, and Respondent has held the license since that time. Said Decision was due to Respondent's failure to disclose in her application for license a 1980 conviction of petty theft.

On May 1, 2012, Respondent petitioned for removal of restrictions from said real estate salesperson license.

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 removal of restrictions on 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 than 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  
7 reinstatement of a license. Among the criteria relevant in this proceeding are:

8 Regulation 2911(i)—completion of, or sustained enrollment in formal education  
9 or vocational training courses for economic self-improvement

10 Respondent failed to provide proof of having taken these courses.

11 Regulation 2911(j)—discharge of, or bona fide efforts toward discharging  
12 monetary obligation to others

13 Respondent has unpaid California state tax liens of \$10,208 from 2011 and \$9,276  
14 from 2006 and a Federal tax lien of \$30,633 from 2005

15 Regulation 2911(l) – significant or conscientious involvement in community,  
16 church, or social programs

17 Respondent has not provided such proof.

18 Given the violations found and the fact that Respondent has not established that  
19 Respondent has complied with Regulations 2911 (i), (j) and (l), I am not satisfied that  
20 Respondent is sufficiently rehabilitated to receive an unrestricted real estate salesperson license.

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

23 This Order shall become effective at 12 o'clock noon on DEC 11 2013.

24 IT IS SO ORDERED SEPTEMBER 19, 2013

25  
26 Real Estate Commissioner  


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By: JEFFREY MASON

Chief Deputy Commissioner