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FILED

MAR 06 2026

DEPT. OF REAL ESTATE

By R. Powell

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-35465 LA
)
RICHARD LEON MORRIS,)
)
Respondent.)
_____)

ORDER DENYING REMOVAL OF DISCIPLINE INFORMATION FROM RESPONDENT'S
PUBLIC INFORMATION PAGE ON THE DEPARTMENT OF REAL ESTATE'S WEBSITE

On December 30, 2009, in Case No. H-35465 LA, a Decision was rendered disciplining the real estate broker license of Respondent effective January 19, 2010.

On May 9, 2025, Respondent petitioned for the removal of discipline information from Respondent's Public Information Page on the Department of Real Estate's Website ("the Website").

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 Respondent's petition and the evidence submitted in support thereof.

1 The Department has developed criteria in Sections 2911 and 2912 of Title 10,
2 California Code of Regulations (Regulations) to assist in evaluating the rehabilitation of a
3 petitioner for the removal of discipline information from the website. Among the criteria relevant
4 in this proceeding are:

5 Regulation 2912(b) Restitution to any person who has suffered monetary losses
6 through “substantially related” acts or omissions of the licensee.

7
8 The Decision for Case No. H-35465 LA stated that “respondent shall, prior to the
9 issuance of an unrestricted license, submit proof satisfactory to the Commissioner of
10 payment of restitution in the amount of \$1,000 to each of the following families:
11 Mr. and Mrs. Waldo Menjivar; Mr. and Mrs. Ronald Scriven;
12 Ms. Mayra Gonzalez; and Mr. and Mrs. Genaro Losoya.”

13 Respondent has presented no evidence of paying restitution to any of these parties.

14 Respondent has failed to demonstrate to my satisfaction that Respondent is not a
15 credible risk to the public and that Respondent has undergone sufficient rehabilitation to warrant
16 the removal of discipline information from the Website.

17 Given the violations found and the fact that Respondent has not established that
18 Respondent has satisfied Regulation 2912(b), I am not satisfied that Respondent is sufficiently
19 rehabilitated for the removal of discipline information from the website.

20 The earliest date on which the Respondent may submit a new petition for the
21 removal of discipline from the website is one year from the effective date of this Decision. If and
22 when petition is again made for this licensee, all competent evidence of rehabilitation presented by
23 the Respondent will be considered by the Real Estate Commissioner.

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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for the removal of discipline information from the Website is denied.

This Order shall become effective immediately.

DATED: 2/27/2026

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner