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FILED

MAR 06 2026

DEPT. OF REAL ESTATE
By R. P. S. O. L. L.

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

RICHARD LEON MORRIS,

Respondent.

No. H-35465 LA

ORDER DENYING REINSTATEMENT OF RESTRICTED LICENSE

On December 30, 2009, a Decision was rendered in Case No. H-35465 LA revoking Respondent's a real estate broker license, effective January 19, 2010, but granting Respondent the right to the issuance of a restricted real estate salesperson license. Respondent never obtained a restricted salesperson license, leaving his broker license revoked to date.

On May 9, 2025, Respondent petitioned for reinstatement of Respondent's real estate broker license.

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.

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
5 **2911. Criteria for Rehabilitation**

6 *(a)(2) Restitution to any person who has suffered monetary losses through*
7 *substantially related” acts or omissions of the applicant, or escheat to the State of*
8 *these monies or other properties if the victim(s) cannot be located.*

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

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

16 *(a)(10) Discharge of, or bona fide efforts toward discharging, adjudicated debts*
17 *or monetary obligations to others.*

18 On September 21, 2010, a Federal Tax Lien for \$23,416 was filed against
19 Respondent. Respondent has presented no evidence of a discharge, or bona fide
20 efforts toward discharge, of this monetary obligation.

21 Respondent has failed to demonstrate to my satisfaction that Respondent has
22 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's restricted real
23 estate salesperson license at this time.

24 Given the violations found and the fact that Respondent has not established that
25 Respondent has satisfied Regulations 2911(a)(2), and (a)(10), I am not satisfied that Respondent
26 is sufficiently rehabilitated to receive a real estate broker license.

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

This Order shall become effective at 12 o'clock noon on MAR 06 2026.

IT IS SO ORDERED 2/27/2026

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner