FILED

JUL 03 2014

BUREAU OF REAL ESTATE

By

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

STEVEN R. RANGEL,

Respondent.

No. H-35470 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On September 29, 2009, a Decision was rendered herein revoking the real estate salesperson license of Respondent, but granting Respondent the right to apply for a restricted salesperson license. The license was issued October 20, 2009, and expires on October 19, 2017. Said discipline was based on Respondent's 2007 conviction for possession for sale of a controlled substance and transportation of a controlled substance.

On November 14, 2012, Respondent petitioned for removal of restrictions from 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 removal of restrictions from 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 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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

Regulation 2911(k)—Correction of business practices resulting in injury to others or with the potential to cause such injury.

Respondent has engaged in unlicensed activities in the property management area and lending area.

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

Respondent denies that he committed the acts for which he was convicted.

Given the violations found and the fact that Respondent has not established that Respondent has complied with Regulations 2911(k) and (n)(1), I am not satisfied that Respondent is sufficiently rehabilitated to receive an unrestricted real estate salesperson license.

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

This Order shall become effective at 12 o'clock noon on JUL 24 2014.

IT IS SO ORDERED 6/9/2014

REAL ESTATE COMMISSIONER

Wayne S. Bell