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FILED

JUL 22 2014

BUREAU OF REAL ESTATE

By *J. [Signature]*

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of
GREGORIO LEDEZMA,
Respondent.

H-36631 LA

ORDER DENYING REMOVAL OF RESTRICTIONS

On June 23, 2010, 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 July 14, 2010, and Respondent has held a restricted license since that time.

On July 23, 2013, 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 from 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 removal of
7 restrictions from a license. Among the criteria relevant in this proceeding are:

8 Regulation 2911(c)—Expungement of criminal convictions

9 Respondent has failed to submit proof of such matters.

10 Regulation 2911(i)—Completion of, or sustained enrollment in, formal education
11 or vocational training courses for economic self-improvement

12 Respondent has failed to submit proof of such matters.

13 Regulation 2911(l)—Significant or conscientious involvement in community,
14 church or privately-sponsored programs designed to provide social benefits or to ameliorate
15 social problems

16 Respondent has failed to provide proof of such matters.

17 Regulation 2911(n)—Change in attitude from that which existed at the time of the
18 conduct in question as evidenced by any of the following:

19 (1) Testimony of applicant

20 Respondent failed to respond to requests for additional information.

21 (2) Testimony of others

22 Respondent failed to provide requested letters of reference.

23 Given the violations found and the fact that Respondent has not established that
24 Respondent has complied with Regulations 2911 (c), (i), (l) and (n)(1) and (2), I am not satisfied
25 that Respondent is sufficiently rehabilitated for removal of restrictions from his real estate
26 salesperson license.

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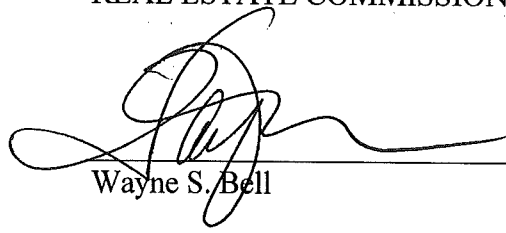
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NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of
restrictions on Respondent's real estate salesperson license is denied.

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

IT IS SO ORDERED 7/21/2014

REAL ESTATE COMMISSIONER


Wayne S. Bell