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FILED

FEB 13 2018

BUREAU OF REAL ESTATE

By S Black

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

MOHAMED REZA BEIHAGHI,

No. H-39268 LA

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On May 16, 2014, a Decision was rendered in Case No. H-39268 LA revoking the real estate broker license of Respondent effective June 25, 2014.

On August 15, 2017, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

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.

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1 The Bureau has developed criteria in Section 2911 of Title 10, California Code of
2 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 Regulation 2911(j) Discharge of, or bona fide efforts toward discharging,
5 adjudicated debts or monetary obligations to others.

6 Respondent still owes a civil judgment in the amount of \$3,441.00 to a property
7 owner.

8 Regulation 2911(n) Change in attitude from that which existed at the time of the
9 conduct in question as evidenced by any or all of the following:

10 (1) Testimony of applicant.

11 Respondent fails to acknowledge and take responsibility for his actions which
12 lead to the accusation being filed against his real estate broker license. He shows no change in
13 attitude or business practices.

14 Respondent has failed to demonstrate to my satisfaction that Respondent has
15 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate
16 broker license at this time.

17 Given the violations found and the fact that Respondent has not established that
18 Respondent has satisfied Regulations 2911(j) and (n)(1), I am not satisfied that Respondent is
19 sufficiently rehabilitated to receive a real estate broker license.

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

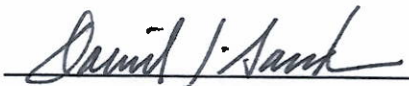
22 This Order shall become effective at 12 o'clock noon on

MAR 06 2018

23 IT IS SO ORDERED

2/8/18

24 WAYNE S. BELL
25 REAL ESTATE COMMISSIONER

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By: DANIEL J. SANDRI
Chief Deputy Commissioner