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FILED

SEP 09 2021

DEPT. OF REAL ESTATE

By John Aquilino

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

JACQUELINE CONTRERAS,

Respondent.

No. H-40168 LA

ORDER DENYING REINSTATEMENT OF LICENSE

On September 19, 2016, a Decision was rendered in Case No. H-40168 LA revoking the real estate salesperson license of Respondent effective October 11, 2016, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on September 12, 2017, and Respondent has held a restricted licensee since that time.

On December 31, 2020, Respondent petitioned for reinstatement of said real estate salesperson 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).

1 I have considered the petition of Respondent and the evidence submitted in
2 support thereof.

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

6
7 **2911. Criteria for Rehabilitation**

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

10 On January 13, 2014, before the Superior Court of California, County of Los
11 Angeles, Case No. 13V08904, a judgement for \$2,127.50 was entered against
12 Respondent, in favor of Myriam Wunder. Respondent has presented no evidence
13 of discharging this debt.

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 salesperson license at this time.

17 Given the violations found and the fact that Respondent has not established that
18 Respondent has satisfied Regulations 2911(a)(10), I am not satisfied that Respondent is
19 sufficiently rehabilitated to receive a real estate salesperson license.

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

22 This Order shall become effective at 12 o'clock noon on SEP 29 2021.

23 IT IS SO ORDERED 7.15.21

24 DOUGLAS R. McCAULEY
25 REAL ESTATE COMMISSIONER

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