

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of:

GREGORY GLEN WOLD,

Respondent.

) DRE No. H-43019 LA

) OAH No. 2025020304

**FILED**

**AUG 27 2025**

**DEPT. OF REAL ESTATE**

By. 

DECISION

The Proposed Decision dated June 24, 2025, of the Administrative Law Judge of the Office of Administrative Hearings, is hereby adopted as the Decision of the Real Estate Commissioner in the above-entitled matter.

The Decision suspends or revokes one or more real estate licenses, but the right to a restricted salesperson license is granted to Respondent.

Pursuant to Government Code Section 11521, the Department of Real Estate (the Department) may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire thirty (30) days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first.

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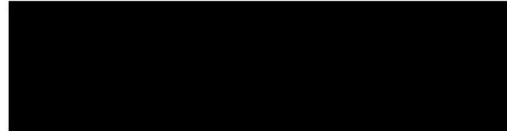
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The right to reinstatement of a revoked real estate license or to the reduction of a penalty is controlled by Section 11522 of the Government Code. A copy of Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

This Decision shall become effective at 12 o'clock noon on SEP 26 2025.

IT IS SO ORDERED

Chika Sunquist  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner

**BEFORE THE  
DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

**In the Matter of the Accusation Against:**

**GREGORY GLEN WOLD, Respondent.**

**Agency Case No. H-43019 LA**

**OAH No. 2025020304**

**PROPOSED DECISION**

Julie Cabos Owen, Administrative Law Judge (ALJ), Office of Administrative Hearings (OAH), State of California, heard this matter by videoconference on June 4, 2025. Jason Parson (Complainant) was represented by Kevin Sun, Counsel for the Department of Real Estate (Department). Gregory Glen Wold (Respondent) represented himself.

Testimony and documents were received in evidence. The record closed and the matter was submitted for decision on June 4, 2025.

**FACTUAL FINDINGS**

**Jurisdictional Matters**

1. On November 12, 2024, Complainant filed the Accusation while acting in his official capacity as a Supervising Special Investigator of the State of California.

2. Respondent filed a Notice of Defense requesting a hearing.

### **Respondent's License History**

3. Respondent holds a real estate salesperson license, originally issued on November 5, 2005. The license is scheduled to expire on October 9, 2027.

### **Respondent's Criminal Conviction**

4. On August 16, 2021, a felony complaint was filed in the Ventura County Superior Court, Case Number 2021021212, alleging three felony counts against Respondent, including Count 2, possession of a controlled substance for sale, in violation of Health and Safety Code section 11378.

5. On December 8, 2021, in Case Number 2021021212, Respondent pled guilty to Count 2, and he was convicted of violating Health and Safety Code section 11378 (possession of a controlled substance, methamphetamine, for sale), a felony. On January 7, 2022, the Court placed Respondent on probation for 24 months, revoked his driver's license for one year, and ordered him to serve 180 days jail, participate in a drug rehabilitation program, and pay fines and fees.

6. The circumstances giving rise to Respondent's criminal conviction are that on August 12, 2021, Respondent was arrested for possession of methamphetamine in an amount indicative of his intent to sell, and for being under the influence of a controlled substance.

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## **Failure to Disclose Felony Complaint and Criminal Conviction**

7. Respondent was required to report to the Department, within 30 days, the filing of a felony criminal complaint against him or his incurring any criminal conviction. Respondent failed to do so.

## **Respondent's Testimony Regarding Mitigation and Rehabilitation**

8. Respondent testified at the administrative hearing. His demeanor was professional and contrite.

9. Respondent admitted his wrongdoing and expressed remorse for his criminal behavior.

10. Respondent explained that, at the time of his arrest, he was "in full blown addiction," using heroin and methamphetamine every day, and "involved with the wrong people and doing the wrong things because [he was] desperate." At that time, Respondent was homeless and living in his truck. He recalls telling the arresting officers, "I don't want to be here anymore. I want to get out of this."

11. The arrest changed Respondent's life. During his jail time, Respondent suffered withdrawal from heroin with "no medication," which he described as a "horrible" experience. Respondent served only five days of his 180-day jail sentence, and he was released on the condition that he participate fully in the drug rehabilitation program and not reoffend. Respondent "never went back."

12. Respondent successfully completed the court-ordered two-year drug rehabilitation program. He "showed up every day and went through every hoop," paid all his fines and fees, and is no longer on probation.

13. Although Respondent's driver's license had been revoked for a year, the court allowed its reinstatement after six months. Respondent's driver's license is currently in good standing.

14. Respondent assured the Department he is a different person than he was at the time of his arrest. He has learned from his mistakes and is focused on moving forward.

15. Respondent no longer associates with any of the people involved in his prior criminal behavior.

16. Respondent has been clean from illegal substances since August 12, 2021, the date of his arrest.

17. Respondent regularly attends Narcotics Anonymous (NA) meetings.

18. Respondent and his wife, whom he met after his release from jail, are deeply involved in the NA program. Respondent's wife has been clean for over 30 years, and Respondent noted, "she has changed my life." They married on December 31, 2023.

19. Respondent spends a lot of time with his family with whom he feels protected. Respondent noted he is "blessed" and "fortunate" to have a supportive wife and family who have stood by him in his "darkest times."

20. Respondent has occasionally consulted a counselor to talk about his addiction. Additionally, Respondent's wife is a psychologist, and he talks through issues with her.

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21. Respondent keeps active going to the gym every day and playing golf with his father and brother on weekends.

22. Respondent completed a six-month certification process to obtain his California drug counselor certification.

23. For three years, Respondent has worked with his father and brother at his family's termite and construction business. Although Respondent is not paid wages for his help, he feels like "a productive member of society."

24. Respondent has not conducted a real estate transaction for about 13 years. However, he would like to retain his real estate license "just in case" he needs it in the future.

25. Respondent admitted he failed to report the felony complaint or his criminal conviction to the Department. He noted that the days following his arrest and criminal conviction were extremely difficult, and he was "not thinking about [his] real estate license at that time." Respondent's distraction during the criminal process, including his withdrawal and rehabilitation from drugs, is understandable. However, while this is a mitigating circumstance, it does not excuse his failure to comply with the statutory reporting requirement.

## **Costs**

26. Complainant submitted evidence of the incurred costs of investigation and enforcement of this matter totaling \$1,786.95. This included \$998.15 in investigation costs and \$778.80 in attorney costs. All costs are deemed reasonable.

27. Respondent confirmed he and his wife can pay the costs.

## LEGAL CONCLUSIONS

1. Pursuant to Business and Professions Code sections 490 and 10177, subdivision (b)(1), the Department has the authority to suspend or revoke the licensing rights of a real estate salesperson if the licensee has "entered a plea of guilty or no contest to, or been found guilty of, or been convicted of, a felony, or a crime substantially related to the qualifications, functions, or duties of a real estate licensee."

2. California Code of Regulations, title 10, section 2910, subdivision (a)(8) provides a "crime or act shall be deemed to be substantially related to the qualifications, functions, or duties of a licensee if it involves . . . [d]oing of any unlawful act with the intent of conferring a financial or economic benefit upon the perpetrator."

3. Respondent was convicted of possession of methamphetamine for sale. This constitutes an "unlawful act with the intent of conferring a financial or economic benefit upon the perpetrator. (Cal. Code Regs., tit. 10, section 2910, subd. (a)(8).) Consequently, Respondent's criminal conviction is substantially related to the qualifications, functions, or duties of a real estate licensee.

4. Cause exists to suspend or revoke Respondent's real estate salesperson's license, pursuant to Business and Professions Code sections 490 and 10177, subdivision (b), and California Code of Regulations, title 10, section 2910, subdivision (a)(8), because he was convicted of possession for sale of methamphetamine, which is a felony and a crime substantially related to the qualifications, functions, and duties of a real estate licensee. (Factual Findings 4 through 6 and 10, and Legal Conclusions 1 through 3.)

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5. Business and Professions Code section 10186.2 requires a licensee to report specified occurrences to the Department as follows:

(a) (1) A licensee shall report any of the following to the department:

(A) The bringing of a criminal complaint, information, or indictment charging a felony against the licensee.

(B) The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor.

(C) Any disciplinary action taken by another licensing entity or authority of this state or of another state or an agency of the federal government.

(2) The report required by this subdivision shall be made in writing within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the disciplinary action.

(b) Failure to make a report required by this section shall constitute a cause for discipline.

6. Cause exists to suspend or revoke Respondent's real estate salesperson's license, pursuant to Business and Professions Code sections 10186.2, for his failure to report the filing of the felony complaint against him or his criminal conviction to the Department within 30 days of either the filing of the felony criminal complaint or

within 30 days of his criminal conviction. (Factual Findings 4 through 7, and 25, and Legal Conclusion 5.)

7. California Code of Regulations, title 10, section 2912, lists criteria developed by the Department to evaluate the rehabilitation of a licensee following the licensee's conviction of a crime. The criteria include: (1) The passage of not less than two years from the most recent criminal conviction that is "substantially related" to the qualifications, functions or duties of a licensee (subd. (a)); (2) Restitution to any person who has suffered monetary losses through "substantially related" acts or omissions of the licensee (subd. (b)); (3) Expungement of the conviction or convictions which culminated in the administrative proceeding to take disciplinary action (subd. (c)); (4) Expungement or discontinuance of a requirement of registration pursuant to the provisions of Section 290 of the Penal Code (subd. (d)); (5) Successful completion or early discharge from probation or parole (subd. (e)); (6) Abstinence from the use of controlled substances or alcohol for not less than two years if the criminal conviction was attributable in part to the use of a controlled substance or alcohol (subd. (f)); (7) Payment of any fine imposed in connection with the criminal conviction that is the basis for revocation or suspension of the license (subd. (g)); (8) Correction of business practices responsible in some degree for the crime or crimes of which the licensee was convicted (subd. (h)); (9) New and different social and business relationships from those which existed at the time of the commission of the acts that led to the criminal conviction or convictions in question (subd. (i)); (10) Stability of family life and fulfillment of parental and familial responsibilities subsequent to the criminal conviction (subd. (j)); (11) Completion of, or sustained enrollment in, formal educational or vocational training courses for economic self-improvement (subd. (k)); (12) Significant and conscientious involvement in community, church or privately sponsored programs designed to provide social benefits or to ameliorate social

problems (subd. (l)); and (13) Change in attitude from that which existed at the time of the commission of the criminal acts in question as evidenced by the absence of further criminal convictions, by the testimony of the licensee, and by evidence from family, friends, probation or parole officers, psychiatrists, or clinical psychologists (subd. (m)).

8. Respondent has substantially complied with the Department's rehabilitation criteria. Three and a half years have transpired since his December 2021 criminal conviction, and almost four years have lapsed since his crime (subd. (a)); he successfully completed criminal probation (subd. (e)); he has abstained from the use of controlled substances for almost five years (subd. (f)); he paid the fines and fees imposed in connection with his criminal conviction (subd. (g)); he has a stable family life (subd. (j)); he completed educational courses for self-improvement (subd. (k)); and he has a change in attitude from that which existed at the time of the commission of his crime, as evidenced by his disassociation from the people involved in his crime, the absence of further criminal convictions, and by his testimony acknowledging his wrongdoing (subd. (m)).

9. As noted above, Respondent expressed remorse and appears contrite for his misconduct leading to his criminal conviction. He accepted responsibility for his wrongdoing. Remorse for one's conduct and the acceptance of responsibility are the cornerstones of rehabilitation. (See *In the Matter of Brown* (1993) 2 Cal. State Bar Ct. Rptr. 309.) Fully acknowledging the wrongfulness of past actions is an essential step towards rehabilitation. (See *Seide v. Committee of Bar Examiners* (1989) 49 Cal.3d 933; *In the Matter of Brown, supra*.)

10. In addition to his acceptance of responsibility and remorse, Respondent's conduct over an extended period of time demonstrates his ongoing rehabilitation. (*In re Menna* (1995) 11 Cal.4th 975, 991 (holding that a truer indication of rehabilitation is

sustained conduct over an extended period of time).) Almost five years have lapsed since Respondent's wrongdoing, without further incident, and he has been released from probation for over a year without further violations.

11. Rehabilitation is a qualitative determination, not quantitative. One cannot just add up specified criteria, met and unmet, in order to determine whether or not a person has been rehabilitated. These factors are merely indicators that a person may have changed his or her ways and is, therefore, unlikely to reoffend. No one of them alone – in fact not all of them together – can guarantee that an individual is truly rehabilitated.

12. Respondent has a history of licensure without prior criminal convictions. His 2021 criminal conviction arose from his severe drug addiction, and since August 2021, Respondent has made significant progress in his rehabilitation such that, in this case, outright revocation of all licensing rights would be overly harsh discipline.

13. The purpose of this administrative proceeding not to impose punishment on Respondent. Rather, its purpose is to protect the public. (*Camacho v. Youde* (1979) 95 Cal.App.3d 161, 164.) Given the foregoing, a restricted license is consistent with the Department's public protection mandate.

14. Pursuant to Business and Professions Code section 10106, the Department may recover its reasonable costs of investigation and enforcement of this matter in the amount of \$1,786.95., as set forth in Factual Findings 26 and 27.

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## **ORDER**

All licenses and licensing rights of Respondent, Gregory Glen Wold, under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for the restricted license within 90 days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions, and restrictions imposed under authority of Section 10156.6 of that Code:

1. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

2. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or conditions attaching to the restricted license.

3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations, or restrictions of a restricted license until two years have elapsed from the effective date of this Decision.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker on a form approved by the Department of Real Estate which shall certify:

(a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine months from the effective date of this Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the Respondent presents such evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence.

6. Respondent shall notify the Real Estate Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Post Office Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent

violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

7. Respondent shall pay costs of \$1,786.95 to the Real Estate Commissioner in the form of a cashier's check or certified check within 30 days of the effective date of this Decision, or on a payment plan by agreement with the Commissioner.

DATE: 06/24/2025

*Julie Cabos-Owen*

JULIE CABOS OWEN

Administrative Law Judge

Office of Administrative Hearings