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**FILED**

JUN 13 2014

BUREAU OF REAL ESTATE

By *J. Arnold*

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

PAMELA ANN HAASL,

Respondent.

No. H-1895 SD

DECISION AFTER RECONSIDERATION OF  
ORDER DENYING REINSTATEMENT OF LICENSE

On September 5, 1995, a Decision was rendered revoking Respondent's real estate salesperson license.

On November 22, 2013, an Order Denying Reinstatement of License was rendered in the above-entitled matter. Said Order was to become effective on December 23, 2013, but was stayed by separate Order to January 22, 2014, and further stayed to February 3, 2014.

On January 17, 2014, Respondent petitioned for reconsideration of the Order of November 22, 2013.

On February 4, 2014, an Order Granting Reconsideration was granted.

I have considered Respondent's petition, petition for reconsideration, and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my

1 satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement  
2 of Respondent's real estate salesperson license, in that:

3           The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*  
4 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and  
5 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the  
6 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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

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

12           Respondent has not been licensed since 1995. Correction of past business  
13 practices cannot be determined until after Respondent is properly licensed.

14           Given the violations found and the fact that Respondent has not established that  
15 Respondent has complied with Regulation 2911(k) I am not satisfied that Respondent is  
16 sufficiently rehabilitated to receive a real estate salesperson license license.

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

19           I am satisfied, however, that it will not be against the public interest to issue a  
20 restricted real estate salesperson license to Respondent.

21           A restricted real estate salesperson license shall be issued to Respondent pursuant  
22 to Code Section 10156.5 if Respondent within twelve (12) months from the date hereof  
23 providing Respondent:

24           (a) Qualifies for, takes and passes the written examination required to obtain a real  
25 estate salesperson license;

26           (b) Makes application and pays the appropriate fee for said license;

27 ///

1                   The restricted license issued to Respondent shall be subject to all of the provisions  
2 of Code Section 10156.7 and to the following limitations, conditions and restrictions imposed  
3 under authority of Code Section 10156.6.

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

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

12                   3. Respondent shall not be eligible to apply for the issuance of an unrestricted  
13 real estate license nor for the removal of any of the conditions, limitations or restrictions of a  
14 restricted license until two (2) years have elapsed from the effective date of this Decision.

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

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

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

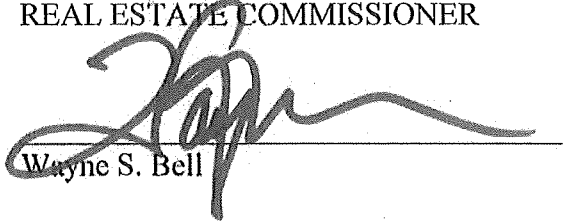
24                   5. Respondent shall notify the Commissioner in writing within 72 hours of any  
25 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
26 Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of Respondent's  
27 arrest, the crime for which Respondent was arrested and the name and address of

1 the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
2 constitute an independent violation of the terms of the restricted license and shall be grounds for  
3 the suspension or revocation of that license.

4 This Order shall become effective at 12 o'clock noon on JUL 07 2014.

5 IT IS SO ORDERED 6/10/2014

6 REAL ESTATE COMMISSIONER

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**FILED**

FEB 06 2014

BUREAU OF REAL ESTATE

By *J. A. ...*

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-1895 SD
	)	
PAMELA ANN HAASL,	)	
	)	
Respondent.	)	
	)	

ORDER GRANTING RECONSIDERATION

On November 22, 2013, an Order Denying Reinstatement of License was rendered in the above-entitled matter. Said Order was to become effective on December 23, 2013, but was stayed by separate Order to January 22, 2014, and further stayed to February 3, 2014.

On January 17, 2014, Respondent petitioned for reconsideration of the Order of November 22, 2013.

I have given due consideration to the petition of Respondent. I find good cause to reconsider the Order of November 22, 2013, and reconsideration is hereby granted.

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**FILED**

JAN 21 2014

BUREAU OF REAL ESTATE

By *[Signature]*

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-1895 SD
	)	
PAMELA ANN HAASL,	)	
	)	
Respondent.	)	
	)	

ORDER STAYING EFFECTIVE DATE

On November 22, 2013, an Order Denying Reinstatement of License was ordered by the Bureau of Real Estate to become effective December 23, 2013, and was stayed by separate order to January 22, 2014, is further stayed to February 3, 2014.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement is stayed for a period of 10 additional days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement shall become effective at 12 o'clock noon on February 3, 2014.

IT IS SO ORDERED JANUARY 21, 2014

WAYNE S. BELL  
Real Estate Commissioner

By: *[Signature]*  
PHILLIP IHDE  
Regional Manager

**FILED**

DEC 16 2013

BUREAU OF REAL ESTATE

By: *Goness*

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-1895 SD
	)	
PAMELA ANN HAASL,	)	
	)	
Respondent.	)	
	)	

ORDER STAYING EFFECTIVE DATE

On November 22, 2013, an Order Denying Reinstatement of License was ordered by the Bureau of Real Estate to become effective December 23, 2013.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement is stayed for a period of 30 days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement shall become effective at 12 o'clock noon on January 22, 2014.

IT IS SO ORDERED December 16, 2013.

WAYNE S. BELL  
Real Estate Commissioner

By: *Phillip Ihde*  
PHILLIP IHDE  
Regional Manager



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**FILED**

DEC 02 2013

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 Accusation of  
PAMELA ANN HAASL,  
Respondent.

No. H-1895 SD

ORDER DENYING REINSTATEMENT OF LICENSE

On September 5, 1995, a Decision was rendered revoking Respondent's real estate salesperson license.

On May 1, 2012, Respondent petitioned for reinstatement of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate salesperson license, in that:

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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, Title 10, Chapter 6, 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(n)(2)—Change in attitude from that which existed at the time of the conduct in question as evidenced by any or all of the following:

(2) Evidence from family members, friends or other persons familiar with applicant's previous conduct and with her subsequent attitudes and behavioral

Although Respondent submitted numerous letters of reference, the letters do not indicate that the person writing the letter is familiar with applicant's conduct which resulted in the revocation of her real estate license.

Given the violations found and the fact that Respondent has not established that Respondent has complied with Regulation 2911(n)(2), I am not satisfied that Respondent is sufficiently rehabilitated to receive a 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 **DEC 23 2013**

IT IS SO ORDERED **NOV 22 2013**

REAL ESTATE COMMISSIONER



**By: JEFFREY MASON  
Chief Deputy Commissioner**

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**FILED**

JUN 13 2014

BUREAU OF REAL ESTATE

By *J. [Signature]*

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

PAULA MARIE HAASL,

Respondent.

No. H-1895 SD

DECISION AFTER RECONSIDERATION OF  
ORDER DENYING REINSTATEMENT OF LICENSE

On September 5, 1995, a Decision was rendered revoking Respondent's real estate salesperson license.

On November 22, 2013, an Order Denying Reinstatement of License was rendered in the above-entitled matter. Said Order was to become effective on December 23, 2013, but was stayed by separate Order to January 22, 2014, and further stayed to February 3, 2014.

On January 17, 2014, Respondent petitioned for reconsideration of the Order of November 22, 2013.

On February 4, 2014, an Order Granting Reconsideration was granted.

I have considered Respondent's petition, petition for reconsideration, and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my

1 satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement  
2 of Respondent's real estate salesperson license, in that:

3 The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*  
4 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and  
5 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the  
6 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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

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

12 Respondent has not been licensed since 1995. Correction of past business  
13 practices cannot be determined until after Respondent is properly licensed.

14 Given the violations found and the fact that Respondent has not established that  
15 Respondent has complied with Regulation 2911(k) I am not satisfied that Respondent is  
16 sufficiently rehabilitated to receive a real estate salesperson license license.

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

19 I am satisfied, however, that it will not be against the public interest to issue a  
20 restricted real estate salesperson license to Respondent.

21 A restricted real estate salesperson license shall be issued to Respondent pursuant  
22 to Code Section 10156.5 if Respondent within twelve (12) months from the date hereof  
23 providing Respondent:

24 (a) Qualifies for, takes and passes the written examination required to obtain a real  
25 estate salesperson license;

26 (b) Makes application and pays the appropriate fee for said license;

27 ///

1                   The restricted license issued to Respondent shall be subject to all of the provisions  
2 of Code Section 10156.7 and to the following limitations, conditions and restrictions imposed  
3 under authority of Code Section 10156.6.

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

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

12                   3. Respondent shall not be eligible to apply for the issuance of an unrestricted  
13 real estate license nor for the removal of any of the conditions, limitations or restrictions of a  
14 restricted license until two (2) years have elapsed from the effective date of this Decision.

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

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

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

24                   5. Respondent shall notify the Commissioner in writing within 72 hours of any  
25 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
26 Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of Respondent's  
27 arrest, the crime for which Respondent was arrested and the name and address of

1 the arresting law enforcement agency. Respondent's failure to timely file written notice shall  
2 constitute an independent violation of the terms of the restricted license and shall be grounds for  
3 the suspension or revocation of that license.

4 This Order shall become effective at 12 o'clock noon on JUL 07 2014

5 IT IS SO ORDERED 6/10/2014

6 REAL ESTATE COMMISSIONER

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Wayne S. Bell

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FEB 06 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 Accusation of	)	No. H-1895 SD
	)	
PAULA MARIE HAASL,	)	
	)	
Respondent.	)	

ORDER GRANTING RECONSIDERATION

On November 22, 2013, an Order Denying Reinstatement of License was rendered in the above-entitled matter. Said Order was to become effective on December 23, 2013, but was stayed by separate Order to January 22, 2014, and further stayed to February 3, 2014.

On January 17, 2014, Respondent petitioned for reconsideration of the Order of November 22, 2013.

I have given due consideration to the petition of Respondent. I find good cause to reconsider the Order of November 22, 2013, and reconsideration is hereby granted.

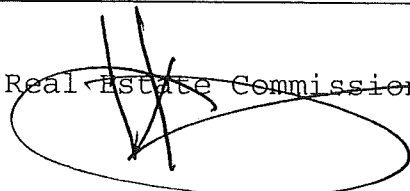
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Respondent shall have until fifteen (15) days after the date of this Order in which to file written argument in further support of her petition for reconsideration. Counsel for the Bureau of Real Estate shall submit any written reply to said argument within fifteen (15) days thereafter.

**FEB 04 2014**

IT IS SO ORDERED \_\_\_\_\_

~~Real Estate Commissioner~~  
  
\_\_\_\_\_

By. **JEFFREY MASON**  
Chief Deputy Commissioner



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JAN 21 2014

BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-1895 SD
PAULA MARIE HAASL,	)	
Respondent.	)	

ORDER STAYING EFFECTIVE DATE

On November 22, 2013, an Order Denying Reinstatement of License was ordered by the Bureau of Real Estate to become effective December 23, 2013, and was stayed by separate order to January 22, 2014, is further stayed to February 3, 2014.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement is stayed for a period of 10 additional days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement shall become effective at 12 o'clock noon on February 3, 2014.

IT IS SO ORDERED JANUARY 21, 2014

WAYNE S. BELL  
Real Estate Commissioner

By: Phillip Ihde  
PHILLIP IHDE  
Regional Manager

**FILED**

DEC 16 2013

BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of ) No. H-1895 SD  
 )  
PAULA MARIE HAASL, )  
 )  
Respondent. )

ORDER STAYING EFFECTIVE DATE

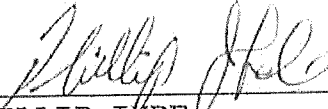
On November 22, 2013, an Order Denying Reinstatement of License was ordered by the Bureau of Real Estate to become effective December 23, 2013.

IT IS HEREBY ORDERED that the effective date of the Order Denying Reinstatement is stayed for a period of 30 days to consider Respondent's petition for reconsideration.

The Order Denying Reinstatement shall become effective at 12 o'clock noon on January 22, 2014.

IT IS SO ORDERED DECEMBER 16, 2013.

WAYNE S. BELL  
Real Estate Commissioner

By:   
PHILLIP IHDE  
Regional Manager

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**FILED**

DEC 02 2013

BUREAU OF REAL ESTATE

By *J. A. ...*

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of  
PAULA MARIE HAASL,  
Respondent.

No. H-1895 SD

ORDER DENYING REINSTATEMENT OF LICENSE

On September 5, 1995, a Decision was rendered revoking Respondent's real estate salesperson license.

On May 1, 2012, Respondent petitioned for reinstatement of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments in support thereof. Respondent has failed to demonstrate to my satisfaction that Respondent has undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate salesperson license, in that:

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I

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, Title 10, Chapter 6, 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(n)(2)—Change in attitude from that which existed at the time of the conduct in question as evidenced by any or all of the following:

(2) Evidence from family members, friends or other persons familiar with applicant's previous conduct and with her subsequent attitudes and behavioral

Although Respondent submitted numerous letters of reference the letters do not indicate that the person writing the letter is familiar with applicant's conduct which resulted in the revocation of her real estate license.

Given the violations found and the fact that Respondent has not established that Respondent has complied with Regulation 2911(n)(2), I am not satisfied that Respondent is sufficiently rehabilitated to receive a 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 **DEC 23 2013**

IT IS SO ORDERED **NOV 22 2013**

REAL ESTATE COMMISSIONER  


By: JEFFREY MASON  
Chief Deputy Commissioner