

FILED

MAY 10 2022

DEPARTMENT OF REAL ESTATE

By S. Black

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

DALJEET SINGH,

Respondent.

No. H-3037 FR

ORDER DENYING REINSTATEMENT OF LICENSE

On December 7, 2017, a Decision was rendered in Case No. H-3037 FR revoking the real estate broker license of Respondent effective January 2, 2018.

On January 11, 2021, 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 Department has developed criteria in Section 2911 of Title 10, California
2 Code of 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(2) Restitution to any person who has suffered monetary losses
5 through "substantially related" acts or omissions of the applicant.

6 Respondent has several unpaid judgments total over \$450,000.00.

7 Regulation 2911(10) Discharge of, or bona fide efforts toward discharging,
8 adjudicated debts or monetary obligations to others.

9 Respondent has made no efforts to start paying or making payments on
10 outstanding judgments.

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

14 Given the violations found and the fact that Respondent has not established that
15 Respondent has satisfied Regulations 2911(2) and (10), I am not satisfied that Respondent is
16 sufficiently rehabilitated to receive a real estate broker license.

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

19 This Order shall become effective at 12 o'clock noon on MAY 31 2022

20 IT IS SO ORDERED 5.9.22

21 DOUGLAS R. McCAULEY
22 REAL ESTATE COMMISSIONER

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24 Douglas R. McCauley
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