

FILED
JAN 03 2024
DEPARTMENT OF REAL ESTATE
By J. Tappan

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

DAVID KUMAR LAL,

Respondent.

No. H-11350 SF

AMENDED ORDER DENYING REINSTATEMENT OF LICENSE

On March 25, 2013, a Decision was rendered in Case No. H-11350 SF revoking the real estate broker license of Respondent effective April 15, 2013.

On October 19, 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(10) Discharge of, or bona fide efforts toward discharging,**
5 **adjudicated debts or monetary obligations to others.**

6 Respondent has numerous tax liens and failed to show any efforts to have paid or
7 make attempts to pay these liens.

8 **Regulation 2911(14) Change in attitude from that which existed at the time of**
9 **the conduct in question as evidenced by any or all of the following:**

10 (a) **Testimony of applicant.**

11 Respondent failed to attend an in-person interview as required for the petition
12 process.

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


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

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

21 This Order shall become effective at 12 o'clock noon on JAN 23 2024

22 IT IS SO ORDERED 1/2/2024

23 DOUGLAS R. McCAULEY
24 REAL ESTATE COMMISSIONER

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26 By: Marcus L. McCarther
27 Chief Deputy Real Estate Commissioner

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24 REAL ESTATE COMMISSIONER

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