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REAL ESTATE COMMISSION  
BY *[Signature]*

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**BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA**

JOSEPH R. DECKER, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Case No. 2014-4160

Petitioner,

vs.

PATRICIA PRASAD,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

This matter came on for hearing before the Nevada Real Estate Commission, Department of Business and Industry, State of Nevada ("Commission") on September 17, 2015 at 555 E. Washington Avenue, Room 2450, Las Vegas Nevada, 89101. Present were Commissioners Richard Johnson, Norma Jean Opatik, Sherrie Cartinella. Neil Schwartz and Devin Reiss. The Respondent, PATRICIA PRASAD ("RESPONDENT" or "PRASAD"), failed to appear at the Hearing, failed to file an Answer to the Complaint, and failed to request a continuance of the Hearing. Kimberly A. Arguello, Senior Deputy Attorney General appeared on behalf of Petitioner.

**FINDINGS OF FACT**

The Commission, based upon the evidence presented during the Hearing, finds that there is a preponderance of evidence in the record to establish each of the following Findings of Fact:

1. Counsel for Petitioner made an offer of proof that RESPONDENT was given proper Notice of the Hearing.
2. Rebecca Hardin, Commission Coordinator for the Division, testified that the Complaint, Notice of Complaint and Notice of Documents were mailed via certified and regular mail more than 30 days prior to the Hearing to RESPONDENT at the last known address RESPONDENT provided to the Division.

Attorney General's Office  
555 E. Washington, Suite 3900  
Las Vegas, NV 89101

*[Handwritten mark]*

1           3.     The Commission finds that proper notice of the hearing was given to  
2 RESPONDENT.

3           4.     Pursuant to NAC 645.860, the Commission finds that the following facts  
4 specified in the Complaint are true.

5           5.     RESPONDENT, at the relevant times mentioned in this Complaint, was licensed  
6 as a Broker by the Division under license numbers B.1000447.INDV and B.0028874.LLC and  
7 as a Property Manager under permit number PM.0164351.BKR and are active and subject to  
8 the jurisdiction of the Division and the provisions of NRS Chapter 645 and NAC chapter 645.

9           6.     At all times relevant to the complaint, Respondent was the broker and property  
10 manager for Realty Professionals of Las Vegas.

11          7.     At all times relevant to the complaint, Gretta Jones does not hold any real estate  
12 license or property management permit issued by the Division.

13          8.     On or about July 1, 2011, Respondent entered into a Residential Property  
14 Management Agreement with owner Hong Mei Zhang, a resident of Canada, to manage  
15 property located at 8264 Crown Peak Avenue, Las Vegas NV ("the property") for payment of  
16 6% of the monthly gross collected rents.

17          9.     Gretta Jones was performing unlicensed property management activities on  
18 behalf of Respondent and Realty Professionals of Las Vegas.

19          10.    Ms. Zhang's correspondence with Realty Professionals of Las Vegas was  
20 through Ms. Jones.

21          11.    Ms. Jones coordinated the maintenance of the property.

22          12.    Ms. Jones did the walk thru with potential renters.

23          13.    Ms. Jones attempted to change the terms of the management agreement.

24          14.    Respondent failed to adequately supervise Ms. Jones and allowed her to  
25 engage in unlicensed activities.

26          15.    Respondent mismanaged the property.

27          16.    Respondent failed to timely address needed repairs to the property.  
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1 total fine reflects a fine of \$10,000.00 for each of the above five violations of law and plus  
2 \$855.77 for hearing and investigative costs. Respondent shall pay the total fine to the  
3 Division within thirty (30) days of the effective date of this Order.

4 28. RESPONDENT'S broker's license numbers B.1000447.INDV and  
5 B.0028874.LLC and property management permit number PM.0164351.BKR are hereby  
6 REVOKED.

7 29. The Division may institute debt collection proceedings for failure to timely pay  
8 the total fine.

9 30. The Commission retains jurisdiction for correcting any errors that may have  
10 occurred in the drafting or issuance of this Order.

11 This Order shall become effective on the 23<sup>RD</sup> day of DECEMBER  
12 2015.

13 Dated this 27 day of october, 2015.

14 NEVADA REAL ESTATE COMMISSION

15  
16 By: Richard K Johnson, PRES.  
17 RICHARD K JOHNSON  
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