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REAL ESTATE COMMISSION  
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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. 2015-1391

Petitioner,

vs.

SUSANNE BAEHR,

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, SUSANNE BAEHR ("RESPONDENT" or "BAEHR"), failed to appear at the Hearing, failed to file an Answer to the Complaint, and failed to request a continuance of the Hearing. Keith Kizer, 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. *[Signature]*

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 salesperson by the Division under license number S.0168549 and is currently  
7     involuntary inactive and subject to the jurisdiction of the Division and the provisions of NRS  
8     chapter 645 and NAC chapter 645.

9           6.     On or about September 30, 2014 Respondent's salesperson license expired  
10    non-renewed.

11          7.     On or about May 8, 2015, Respondent submitted Application for Reinstatement  
12    to the Division with certificates purportedly verifying twelve hours of continuing education  
13    from Key Realty School.

14          8.     The continuing education certificates submitted to the Division were forged by  
15    Respondent.

16          9.     Key Realty School confirmed that the certificates were not Key Realty School  
17    certificates and the course titles/numbers are not valid.

18          10.    The Application for Reinstatement was purportedly signed by the Broker at  
19    Internet Realty, Randall S. van Reken.

20          11.    Respondent forged the signature of Randall S. van Reken.

21          12.    Mr. van Reken confirmed that the signature on the Application for Reinstatement  
22    was forged.

23          13.    On May 15, 2015, the Division sent Respondent a letter requesting an affidavit  
24    response to the allegations of forgery. A second request was sent to Respondent on June 2,  
25    2015.

26          14.    No response has been received by the Division from Respondent.

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**CONCLUSIONS OF LAW**

Based upon the findings of fact, the Commission hereby finds by a preponderance of the evidence the following violations of law:

15. RESPONDENT violated NRS 645.633 (1)(i) for conduct which constitutes deceitful, fraudulent or dishonest dealing by forging continuing education certificates and submitting them to the Division

16. RESPONDENT violated NRS 645.633 (1)(i) for conduct which constitutes deceitful, fraudulent or dishonest dealing by forging a brokers signature on the Application for Reinstatement and submitting it to the Division.

17. RESPONDENT violated NRS 645.633(1)(i) for conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to NAC 645.605 (11)(b) by failing to supply a written response to the Division.

**ORDER**

The Commission being fully apprised in the premises, and good cause appearing to the Commission, IT IS HEREBY ORDERED THAT:

1. The RESPONDENT shall pay to the Division a total fine of \$30,775.31. The total fine reflects a fine of \$10,000.00 for each of the above violations of law and plus \$775.31 for hearing and investigative costs. Respondent shall pay the total fine to the Division within thirty (30) days of the effective date of this Order.

2. RESPONDENT'S salesperson's license number S.0168549 is hereby REVOKED.

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

4. The Commission retains jurisdiction for correcting any errors that may have

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1 occurred in the drafting or issuance of this Order.

2 This Order shall become effective on the 23<sup>RD</sup> day of DECEMBER  
3 2015.

4 Dated this 27 day of October, 2015.

5 NEVADA REAL ESTATE COMMISSION

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7 By: *Richard K Johnson, Pres*  
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