

FILED

APR 01 2016

REAL ESTATE COMMISSION
Ruben Garcia

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

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

Case No. 2015-1917

Petitioner,

vs.

DECISION

BLANCA PAREDES,

Respondent.

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, March 15, 2016, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 4412, Las Vegas Nevada, 89101. Respondent, Blanca Paredes ("RESPONDENT"), failed to appear at the hearing and failed to file an answer to the disciplinary complaint. Keith E. Kizer, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Joseph R. Decker, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

The matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACT

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

1. On or about October 11, 2011, the Division filed a Complaint for Disciplinary Action ("2011 Complaint") against RESPONDENT, alleging she violated NRS 645.230(1)(b) and NRS 645.235(1)(a) by engaging and offering to engage in property management activity without first obtaining the required license and permit from the Division.

2. On or about February 14, 2012, RESPONDENT and the Division submitted a Stipulation for Settlement of Disciplinary Action to the Commission for approval.

1 3. In that Stipulation for Settlement of Disciplinary Action, RESPONDENT admitted
2 to the facts and violations of law as alleged in the 2011 Complaint, agreed to cease and desist
3 all property management activities, and agreed to a \$5,000 administrative fine.

4 4. On or about May 16, 2012, the Commission issued an Order Approving
5 Stipulation for Settlement of Disciplinary Action.

6 5. RESPONDENT has never obtained from the Division a license as a real estate
7 broker, real estate broker-salesperson, or real estate salesperson.

8 6. RESPONDENT has never obtained from the Division a permit to engage in
9 property management.

10 7. RESPONDENT is the Resident Agent and a Managing Member of Mare
11 Investment Group, LLC.

12 8. Aberash T. Gessese owned rental property located at 7857 Somerhill Point
13 Way, Las Vegas, Nevada (the "Property").

14 9. In or around February 2015, RESPONDENT informed Gessese that
15 RESPONDENT knew of a person who was interested in leasing the Property.

16 10. RESPONDENT and Gessese agreed that Gessese would pay RESPONDENT
17 five percent (5%) of the annual rent (\$14,400) as compensation for obtaining the Tenant for
18 the Property.

19 11. On or about February 15, 2015, RESPONDENT obtained the move-in
20 information for the Property and the applicant information for the Tenant.

21 12. At or about that same time, RESPONDENT collected \$1,959 from the Tenant for
22 prorated rent, security deposit, and cleaning/key deposit.

23 13. On or about February 25, 2015, RESPONDENT submitted an expense billing
24 report to Gessese for her \$720 fee (5% of \$14,400).

25 14. RESPONDENT's expense billing report states that Mare Investment Group, LLC
26 will provide "eviction services [and] monitor payments for 12 months at agency's cost."

27 15. After deducting her \$720 fee, RESPONDENT, through Mare Investment Group,
28 LLC, sent Gessese a check for \$1,239 on or about February 25, 2015.

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This Order shall become effective on the 9th day of May, 2016.
DATED this 1st day of APRIL, 2016.

REAL ESTATE DIVISION
STATE OF NEVADA

By: 
President, Nevada Real Estate Commission

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