

BEFORE THE REAL ESTATE COMMISSION

APR 01 2016

STATE OF NEVADA

REAL ESTATE COMMISSION
BY *Robert A. ...*

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

Case No. 2014-4160

Petitioner,

DECISION

vs.

PATRICIA PRASAD,

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, Patricia Prasad ("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. RESPONDENT was licensed as a Broker by the Division under license numbers B.1000447.INDV and B.0028874.LLC and as a Property Manager under permit number PM.0164351.BKR at the relevant times mentioned in this Complaint.

2. RESPONDENT is subject to the jurisdiction of the Division and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

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1 3. At all times relevant to the complaint, RESPONDENT was the broker and
2 property manager for Realty Professionals of Las Vegas.

3 4. At all times relevant to the complaint, Gretta Jones did not hold any real estate
4 license or property management permit issued by the Division.

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

9 6. Ms. Jones was performing unlicensed property management activities on behalf
10 of RESPONDENT and Realty Professionals of Las Vegas.

11 7. Ms. Zhang's correspondence with Realty Professionals of Las Vegas was
12 through Ms. Jones.

13 8. Ms. Jones coordinated the maintenance of the Property.

14 9. Ms. Jones did the walk thru with potential renters.

15 10. Ms. Jones attempted to change the terms of the management agreement.

16 11. RESPONDENT failed to adequately supervise Ms. Jones and allowed her to
17 engage in unlicensed activities.

18 12. RESPONDENT mismanaged the Property.

19 13. RESPONDENT failed to timely address needed repairs to the Property.

20 14. RESPONDENT failed to timely address a bathroom leak that continued for so
21 long that the flooring rotted and mold developed.

22 15. In November 2014, upon termination of the property management agreement
23 with RESPONDENT, Ms. Zhang requested the return of the security deposit.

24 16. RESPONDENT has not remitted any portion of the security deposit to Ms.
25 Zhang.

26 17. On November 18, 2014, and December 18, 2014, the Division sent letters to
27 RESPONDENT requesting an affidavit response to the allegations of Ms. Zhang and a copy of
28 the broker's file.

1 18. No affidavit response or requested documents have been received by the
2 Division from RESPONDENT.

3 **CONCLUSIONS OF LAW**

4 The Commission, based upon the preponderance of the evidence, makes the following
5 legal conclusions:

6 19. RESPONDENT received proper notice of the hearing pursuant to NRS Chapters
7 645 and 233B and NAC Chapter 645.

8 20. Pursuant to NAC 645.860, the Commission finds that the following charges
9 specified in the Complaint are true and supported by substantial evidence.

10 21. RESPONDENT violated NAC 645.600 by failing to adequately supervise her
11 employees and allowing the practice of unlicensed activities.

12 22. RESPONDENT violated NRS 645.6301(f) by failing to timely remit the security
13 deposit to Ms. Zhang.

14 23. RESPONDENT violated NRS 645.635(6) by failing to produce documents
15 requested by the Division.

16 24. RESPONDENT violated NRS 645.633(1)(h), gross negligence or incompetence
17 pursuant to NAC 645.605(11)(a), by impeding the investigation by the Division by failing to
18 comply with the request by the Division to provide documents.

19 25. RESPONDENT violated NRS 645.633(1)(h) by the grossly negligent
20 management of the Property.

21 **ORDER**

22 IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a total fine of
23 \$50,807.77. The total fine reflects a fine of \$10,000.00 for each of the above five violations of
24 law plus \$807.77 for hearing and investigative costs. RESPONDENT shall pay the total fine
25 to the Division within thirty (30) days of the effective date of this Order. The Division may
26 institute debt collection proceedings for failure to timely pay the total fine.

27 IT IS FURTHER ORDERED that RESPONDENT's broker's license numbers
28 B.1000447.INDV and B.0028874.LLC and property management permit number

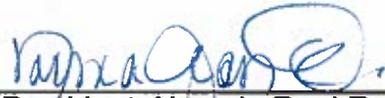
1 PM.0164351.BKR are hereby **REVOKED**.

2 The Commission retains jurisdiction for correcting any errors that may have occurred in
3 the drafting and issuance of this Decision.

4 This Order shall become effective on the 13th day of MAY, 2016.

5 DATED this 1st day of APRIL, 2016.

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7 REAL ESTATE DIVISION
STATE OF NEVADA

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10 By: 
11 President, Nevada Real Estate Commission