

**FILED**

AUG 01 2016

REAL ESTATE COMMISSION  
BY *Rubén P. ...*

**BEFORE THE REAL ESTATE COMMISSION**

**STATE OF NEVADA**

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

Case No. RES 13-08-20-054

Petitioner,

vs.

ARTUR TERABELIAN,

**DECISION**

Respondent.

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, July 13, 2016, at the Grant Sawyer Building, 555 East Washington Avenue, Room 4412, Las Vegas, Nevada. Respondent Artur Terabelian ("RESPONDENT") appeared and testified under oath at the hearing. RESPONDENT was represented by legal counsel, Steven Mack, Esq. 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 is currently licensed as a Broker by the Division under license number BS.0060225.LLC, and as a Property Manager under permit number PM.0165519.BKR.

2. RESPONDENT, at the relevant times mentioned in this Complaint, was licensed as a Broker Salesperson by the Division under license number BS.0060225.

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

1           3.     At all times relevant to this Complaint, RESPONDENT was associated with  
2 broker Amir Feinsilber ("Feinsilber") at The Force Realty.

3           4.     On or about March 28, 2005, Julie Klatt ("Klatt") became the owner of 5828  
4 Michael Dean Street, North Las Vegas, Nevada ("Dean Street Property").

5           5.     On or about February 28, 2011, RESPONDENT entered into a Property  
6 Management Agreement for the Dean Street Property.

7           6.     In that Property Management Agreement for the Dean Street Property,  
8 RESPONDENT represented that he was a licensed broker.

9           7.     On the March 11, 2011 Residential Lease Agreement for the Dean Street  
10 Property, RESPONDENT listed himself as the broker for Klatt.

11          8.     On or about November 2, 2011, RESPONDENT submitted a listing agreement  
12 for 35 Stockton Edge Avenue, North Las Vegas, Nevada, with the forged signature of  
13 Feinsilber affixed thereto.

14          9.     RESPONDENT caused the forged signature of Feinsilber on that listing  
15 agreement.

16          10.    On or about March 12, 2012, RESPONDENT submitted a Local Listing Broker  
17 Agreement Extension between BLB Resources, Inc. and Feinsilber with the forged signature  
18 of Feinsilber affixed thereto.

19          11.    RESPONDENT caused the forged signature of Feinsilber on that Local Listing  
20 Broker Agreement Extension.

21          12.    On or about March 29, 2012, RESPONDENT submitted a Department of  
22 Housing and Urban Development ("HUD") sales contract for 6529 Wheelbarrow Peak Drive,  
23 Las Vegas, Nevada, with the forged signature of Feinsilber affixed thereto.

24          13.    RESPONDENT caused the forged signature of Feinsilber on that HUD sales  
25 contract.

26          14.    On or about March 29, 2012, RESPONDENT submitted a HUD contract  
27 addendum for 6529 Wheelbarrow Peak Drive, Las Vegas, Nevada, with the forged signature  
28 of Feinsilber affixed thereto.



1 IT IS FURTHER ORDERED that RESPONDENT shall attend six hours of continuing  
2 education in the area designated as agency and six hours of continuing education in the area  
3 designated as ethics, all of which must be completed within 90 days of the effective date of this  
4 Order. The hours must be *live* education and will not count towards RESPONDENT's continuing  
5 education requirements. Failure to timely complete the required courses shall be construed as  
6 an event of default by RESPONDENT. In the event of default, RESPONDENT's license and  
7 permit shall be immediately suspended. The suspension shall continue until the continuing  
8 education is completed.

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

11 This Order shall become effective on the 14<sup>th</sup> day of September, 2016.

12 DATED this 1<sup>st</sup> day of ~~July~~  
August, 2016.

13 REAL ESTATE COMMISSION  
14 STATE OF NEVADA

15  
16 By:   
17 President, Nevada Real Estate Commission