

SEP 21 2017

REAL ESTATE COMMISSION
BY *[Signature]*

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BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS & INDUSTRY,
STATE OF NEVADA,

Case No. 2015-3859

Petitioner,

vs.

ROBERT DAVID COLEMAN,

Respondent.

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, August 16, 2017, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 4412, Las Vegas, Nevada. Respondent Robert David Coleman ("Respondent") did not appear. Keith E. Kizer, Senior Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, 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:

1. Respondent was licensed as a salesperson under license number S.0174421 and as a property manager under permit number PM.0166577, until March 31, 2016.
2. Respondent's above-referenced license and permit are currently in expired status.
3. Respondent, at the relevant times mentioned in the Complaint, was affiliated with Covenant Management Corporation ("Covenant").

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1 4. By way of correspondence dated December 9, 2015, Covenant informed the owners of
2 the properties being managed by Covenant that the owners' property management accounts had been
3 sold to Elite Integrity Property Management Co. ("Elite").

4 5. Covenant had a property management agreement with Lan (Linda) Su for the
5 management of her real properties at (a) 1842 Nebula Drive, (b) 1911 Cosmic Drive, and (c) 4421
6 Spencer Street, Las Vegas, Nevada.

7 6. On or about December 18, 2015, Respondent, as "Owner/President & CFO" of
8 Covenant, sent a letter to Su regarding delays in the distribution of Su's owner packet.

9 7. Respondent failed to remit approximately \$7,545.13 in monies owed to Su within a
10 reasonable time.

11 8. On or about December 28, 2015, Su filed a Statement of Fact with the Division
12 complaining about Respondent's conduct.

13 9. By way of letter dated December 29, 2015, the Division required Respondent to respond
14 to the complaint by Su.

15 10. Respondent failed to supply a response to the Division's December 29, 2015 letter
16 regarding the complaint by Su.

17 11. Covenant had a property management agreement with Sabrina Volland for the
18 management of her real property at 2117 Willowbury Drive, Unit B, Las Vegas, Nevada.

19 12. On or about August 24, 2015, Respondent sent a letter to Volland introducing himself as
20 the new "Owner/President & CFO of Covenant."

21 13. On or about December 11, 2015, Volland sent a letter to Respondent demanding
22 payment of monies held in the client trust account for Volland.

23 14. On or about January 13, 2016, Volland sent another letter to Respondent demanding the
24 payment of monies held in that client trust account.

25 15. Respondent failed to remit those monies, which totaled \$1,240.00, to Volland within a
26 reasonable time.

27 16. On or about February 16, 2016, Volland filed a Statement of Fact with the Division
28 complaining about Respondent's conduct.

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IT IS FURTHER ORDERED that Respondent's real estate license and permit are hereby REVOKED.

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

This Order shall become effective on the 22ND day of October, 2017.
DATED this 20TH day of SEPTEMBER, 2017.

REAL ESTATE COMMISSION
STATE OF NEVADA

By: 
President, Nevada Real Estate Commission