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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,  
  
Petitioner,  
  
vs.  
  
SHARON (DYLAN) SHINA,  
  
Respondent.

Case No. RES 13-11-05-153

**AMENDED ORDER APPROVING STIPULATION OF FACTS AND LIABILITY  
AND DISCIPLINARY ORDER**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada (the "Commission") on December 11, 2013, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 4412, Las Vegas, Nevada (the "Hearing"). Respondent Sharon (Dylan) Shina (the "Respondent") personally appeared at the Hearing along with his legal counsel, Sigal Chattah, Esq., of the Law Offices of Sigal Chattah. Christopher Eccles, Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Nevada Real Estate Division, Department of Business & Industry, State of Nevada (the "Division," and together with the Respondent, the "Parties").

The Commission, having considered the testimony and the evidence introduced by the Parties and being fully advised, enters the following Findings of Fact, Conclusions of Law, and Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC) Chapter 645, the Commission has legal jurisdiction and authority over this matter.

**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. The Parties presented a Stipulation of Facts and Liability Regarding Complaint for Disciplinary Action (the "Stipulation") wherein, in pertinent part, the Respondent admitted that all

1 Factual Allegations and Violations alleged in the Complaint are true and correct and that he is liable for  
2 his actions.

3 2. Furthermore, through the Stipulation, the Parties agreed to admit into evidence State's  
4 Exhibit 1, which consists of bates-stamped documents numbered 1-147.

5 3. At the Hearing, the Commissioners questioned the Respondent's failure to produce  
6 documents and disclose facts to the Division.

7 4. At the Hearing, the Commissioners questioned the Respondent's pattern and practice of  
8 unlicensed property management in light of the fact that he had taken a property management permit  
9 course.

10 5. The Respondent's answers to Commissioners' questions were not credible.

11 6. The Respondent's counsel argued that the Commission should be lenient when ordering  
12 discipline against the Respondent.

13 **CONCLUSIONS OF LAW**

14 The Commission, based upon the preponderance of the evidence, makes the following legal  
15 conclusions:

16 7. The Factual Allegations in the Complaint have been proven.

17 8. The Violations in the Complaint have been proven.

18 9. The Respondent is subject to discipline pursuant to NRS and NAC Chapters 645.

19 **ORDER**

20 The Stipulation and evidence having come before the Commission, and the Commission being  
21 fully apprised in the premises, and good cause appearing, IT IS HEREBY ORDERED that:

22 10. The Stipulation, which is part of the record and incorporated herein by reference, is  
23 approved in full.

24 11. The State's Exhibit 1, bates-stamped documents 1-147, is marked and admitted into  
25 evidence.

26 12. The Respondent's real estate salesperson license is hereby REVOKED.

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13. The Respondent shall pay to the Division a total fine of \$115,000.00. The Respondent shall make an initial payment of \$1,916.47 within 90 days of the effective date of this Order, and \$1,916.67 a month thereafter, until paid in full.

14. The Division may institute debt collection proceedings for failure to timely pay the total fine, or any installment or portion thereof.

15. The Respondent shall appear before the Commission if he ever applies for any license from the Division.

16. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting or issuance of this order.

This Order shall become effective on the 19<sup>th</sup> day of October, 2017.

DATED this 13 day of SEPTEMBER, 2017.

REAL ESTATE COMMISSION  
STATE OF NEVADA

By:   
President, Nevada Real Estate Commission