

FILED

JUN 15 2017

REAL ESTATE COMMISSION  
BY *Rubén*

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

3 SHARATH CHANDRA, Administrator,  
4 REAL ESTATE DIVISION, DEPARTMENT  
5 OF BUSINESS & INDUSTRY,  
6 STATE OF NEVADA,

Case No. 2015-2785

Petitioner,

7 vs.

8 GREGORY D. SMITH,

9 Respondent.

10  
11                                   **DECISION**

12           This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada  
13 (“Commission”) on Tuesday, May 23, 2017, at the Nevada State Business Center, 3300 West Sahara  
14 Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent Gregory D. Smith  
15 (“Respondent”) appeared and testified under oath. Keith E. Kizer, Senior Deputy Attorney General,  
16 appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the  
17 Real Estate Division, Department of Business & Industry, State of Nevada (“Division”).

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

20                                   **FINDINGS OF FACT**

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

23           1.       Respondent has been licensed by the Division as a Salesperson under license number  
24 S.0169698, since July 14, 2010.

25           2.       Respondent was licensed by the Division as a Property Manager under permit number  
26 PM.0165270, on March 2, 2012, which is now in expired status.

27           3.       Respondent was associated with broker Paul May at Keller Williams Realty Southwest  
28 (“Southwest”).



1           1.     Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and  
2 233B and NAC Chapter 645.

3           2.     The Commission finds that the following charges specified in the Complaint are true and  
4 supported by substantial evidence.

5           3.     Respondent violated NRS 645.630(1)(h) by converting the money of Wong to  
6 Respondent's own personal use.

7           4.     Respondent violated NRS 645.633(1)(i), pursuant to NAC 645.605(1) and NAC  
8 645.605(6), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing.

9           5.     Respondent violated NRS 645.230(1)(b) by engaging in the business of, acting in the  
10 capacity of, or advertising or assuming to act as a property manager without holding an active property  
11 management permit issued by the Division.

12                                           **ORDER**

13           IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of  
14 \$16,511.72. The total fine reflects a fine of \$5,000.00 for committing each of the above violations of  
15 law, plus \$1,511.72 for hearing and investigative costs. Respondent shall pay the total fine to the  
16 Division within 180 days of the effective date of this Order. The Division may institute debt collection  
17 proceedings for failure to timely pay the total fine.

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

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

22           This Order shall become effective on the 23<sup>rd</sup> day of July, 2017.

23           DATED this 13<sup>th</sup> day of JUNE, 2017.

24                                           REAL ESTATE COMMISSION  
25                                           STATE OF NEVADA

26  
27                                           By:   
28                                           President, Nevada Real Estate Commission