

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Case No. 2017-1342

Petitioner,

vs.

LAURINCE LOVELIFE,

Respondent.

**COMPLAINT AND NOTICE OF HEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT LAURINCE LOVELIFE ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.235 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

**JURISDICTION**

RESPONDENT engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and a permit to engage in property management, issued by the Division and is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS and NAC 645.

**FACTUAL ALLEGATIONS**

1. RESPONDENT has never obtained from the Division a real estate license or a permit to engage in property management.

2. At all times relevant to this Complaint, RESPONDENT owned and operated Nevada Lovelife Rentals LLC.

1 3. RESPONDENT offered to rent and manage Nevada-based real estate properties as  
2 short-term vacation rentals through Lovelife Rentals LLC.

3 4. On or about July 17, 2017, the Division sent a *Cease and Desist Order* to  
4 RESPONDENT, ordering RESPONDENT to cease and desist “from engaging in the business of, acting  
5 in the capacity of or any form of advertisement or assume to act as a property manager or any other  
6 position that requires a license in the State of Nevada from the Nevada Real Estate Division.”

7 **VIOLATION**

8 RESPONDENT has committed the following violation of law:

9 5. RESPONDENT violated NRS 645.230(1)(b) and/or NRS 645.235(1)(a) by engaging in  
10 property management without a permit.

11 **DISCIPLINE AUTHORIZED**

12 6. Pursuant to NRS 645.235, the Commission is empowered to impose an administrative  
13 fine in an amount not to exceed the amount of gain or economic benefit that the person derived from  
14 the violation or \$5,000, whichever amount is greater, against RESPONDENT for each violation of  
15 NRS 645.230.

16 7. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of  
17 the proceeding upon RESPONDENT, including investigative costs and attorney’s fees, if the  
18 Commission otherwise imposes discipline on RESPONDENT.

19 8. Therefore, the Division requests that the Commission take such disciplinary action as it  
20 deems appropriate under the circumstances.

21 **NOTICE OF HEARING**

22 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider the  
23 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and  
24 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

25 **THE HEARING WILL TAKE PLACE on December 5, 2017, commencing at 9:00 a.m., or**  
26 **as soon thereafter as the Commission is able to hear the matter, and each day thereafter**  
27 **commencing at 9:00 a.m. through December 7, 2017, or earlier if the business of the Commission**  
28 **is concluded. The Commission meeting will be held on December 5, 2017, at the Nevada State**

1 Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada  
2 89102. The meeting will continue on December 6, 2017 at the Nevada State Business Center, 3300  
3 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at  
4 9:00 a.m., and on December 7, 2017, should business not be concluded, starting at 9:00 a.m. at the  
5 Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas,  
6 Nevada 89102.

7 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
8 time as part of a regular meeting of the Commission that is expected to last from December 5  
9 through December 7, 2017, or earlier if the business of the Commission is concluded. Thus, your  
10 hearing may be continued until later in the day or from day to day. It is your responsibility to be  
11 present when your case is called. If you are not present when your hearing is called, a default  
12 may be entered against you and the Commission may decide the case as if all allegations in the  
13 complaint were true. If you have any questions please call Rebecca Hardin, Commission  
14 Coordinator (702) 486-4074.

15 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
16 meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and  
17 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
18 professional competence. A verbatim record will be made by a certified court reporter. You are  
19 entitled to a copy of the transcript of the open and closed portions of the meeting, although you must  
20 pay for the transcription.

21 As the Respondent, you are specifically informed that you have the right to appear and be heard  
22 in your defense, either personally or through your counsel of choice. At the hearing, the Division has  
23 the burden of proving the allegations in the complaint and will call witnesses and present evidence  
24 against you. You have the right to respond and to present relevant evidence and argument on all issues  
25 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
26 opposing witnesses on any matter relevant to the issues involved.

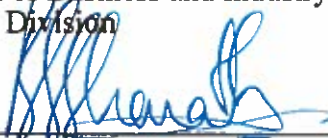
27 You have the right to request that the Commission issue subpoenas to compel witnesses to  
28 testify and/or evidence to be offered on your behalf. In making the request, you may be required to

1 demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have  
2 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.


3 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or  
4 NAC 645 and if the allegations contained herein are substantially proven by the evidence  
5 presented and to further determine what administrative penalty is to be assessed against the  
6 RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

7 DATED this 30 day of October, 2017.

8 State of Nevada  
9 Department of Business and Industry  
10 Real Estate Division

11 By:   
12 SHARATH CHANDRA, Administrator  
13 3300 West Sahara Avenue  
14 Las Vegas, Nevada 89102

15 ADAM PAUL LAXALT  
16 Attorney General

17 By:   
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23 Attorneys for Real Estate Division  
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