

1 BEFORE THE REAL ESTATE COMMISSION

FILED

2 STATE OF NEVADA

OCT 30 2017

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

Case No. 2017-1170

REAL ESTATE COMMISSION
BY *[Signature]*

7 Petitioner,

8 vs.

9 DARREN PRINGLE,

10 Respondent.

11 **COMPLAINT AND NOTICE OF HEARING**

12 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY
13 OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT DARREN PRINGLE
14 ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE
15 COMMISSION. The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada
16 Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose
17 of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should
18 be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/or NRS
19 622.400, and the discipline to be imposed, if violations of law are proven.

20 **JURISDICTION**

21 RESPONDENT was at all relevant times mentioned in this Complaint licensed as a broker
22 under license number B.1001103.CORP, and as a property manager under permit number
23 PM.0059065.BRK, and is therefore subject to the jurisdiction of the Division and the Commission and
24 the provisions of NRS chapter 645 and NAC chapter 645.

25 **FACTUAL ALLEGATIONS**

26 **GENERAL FACTUAL ALLEGATIONS**

27 1. RESPONDENT has been licensed as a broker under license number B.1001103.CORP
28 since December 20, 2012, and is currently in inactive status.

...

1 2. RESPONDENT has been licensed as a property manager under permit number
2 PM.0059065.BRK since January 29, 2009, and is currently in inactive status.

3 3. RESPONDENT, at the relevant times mentioned in this Complaint, was the broker for
4 O2 Reality & Property Management (“O2”) at 2005 Sierra Highlands Drive, Suite 129, Reno, Nevada
5 (“O2 Office”).

6 4. Between approximately May 18 and July 19, 2017, the Division’s received complaints
7 against RESPONDENT for unpaid monies owed from the following owners of real estate properties
8 managed by RESPONDENT: Leah and Jack Staszower, Theresa Steinwehe Panish, Debra L. Sigler,
9 Ed and Michelle Knittle, Ed and Cathy Skokan, Sandra Chapman, Lilliann Trincherro, John S. Roulston,
10 Peter Ta, Stephen F. Robinson, Ingrid Soares, Gary Goolsby, Anna Le Revocable Trust and Chun Eng
11 Quon Trust.

12 5. Between approximately June 26 and July 24, 2017, the Division’s received complaints
13 against RESPONDENT for unpaid monies owed from the following tenants of real estate properties
14 managed by RESPONDENT: Susan Czarnecki, Barbara Ivey, Tanja and Randy Ramociotto, Robert J.
15 Pacheco, John and Alice Brook, Judit Dukat, Thomas and Linda Tenorio, Karen Stinson, Norma and
16 Eduardo Perez, Tim Collier, Jenny Cox, Samantha Danner and Leonor Gonzalez.

17 6. The cumulative money owed to the above-listed owners and tenants total approximately
18 \$86,000.00.

19 7. By way of 20 separate letters (one for each of the above complaints) dated between May
20 24 and August 17, 2017, the Division required RESPONDENT to respond to the specified complaint
21 filed against him.

22 8. RESPONDENT failed to supply a response to any of those 20 Division letters.

23 9. By way of letter dated August 28, 2017, the Division required RESPONDENT to
24 respond to the 20 complaints filed against him.

25 10. RESPONDENT failed to supply a response to the Division’s August 28, 2017 letter.

26 11. On August 30, 2017, a Division investigator went to the O2 Office.

27 12. There were no signs for O2 upon the premises of 2005 Sierra Highlands Drive, Reno,
28 Nevada.

1 **VIOLATIONS**

2 RESPONDENT has committed the following violations of law:

3 13. RESPONDENT violated NRS 645.630(1)(f) on *fifty-eight (58) occasions* by failing,
4 within a reasonable time, to account for or to remit any money which came into his possession and
5 which belongs to others.

6 14. RESPONDENT violated NAC 645.605(11)(a) and/or (b) on *twenty-one (21) occasions*
7 by failing to disclose all facts and documents pertinent to an investigation to members of the Division's
8 staff conducting the investigation.

9 15. RESPONDENT violated NRS 645.560 and NAC 645.615 by failing to erect and
10 maintain a sign in a conspicuous place upon the premises of his place of business.

11 16. RESPONDENT violated NRS 645.550 and NAC 645.627 by failing to have and
12 maintain a definite place of business within the State.

13 **DISCIPLINE AUTHORIZED**

14 17. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose
15 an administrative fine of up to \$10,000 per violation against RESPONDENT and further to suspend,
16 revoke or place conditions on the license of RESPONDENT.

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

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

22 **NOTICE OF HEARING**

23 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider the
24 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
25 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

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

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

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

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

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

28 ...

1 You have the right to request that the Commission issue subpoenas to compel witnesses to
2 testify and/or evidence to be offered on your behalf. In making the request, you may be required to
3 demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have
4 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.920.


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

9 DATED this 30 day of October, 2017.

10 State of Nevada
11 Department of Business and Industry
12 Real Estate Division

13 By: 
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16 Las Vegas, Nevada 89102

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