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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,

Respondent.

Case No. 2017-1342

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VS.

LAURINCE LOVELIFE,

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## ORDER OF APPROVAL OF SETTLEMENT

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, December 5, 2017, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor - Nevada Room, Las Vegas, Nevada. Respondent Laurince Lovelife ("RESPONDENT") appeared on behalf of himself. Donald J. Bordelove, Deputy Attorney General, appeared on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business and Industry, State of Nevada ("Division"). At the hearing, the parties entered into a settlement which was thereafter approved by the Commission.

## JURISDICTION

RESPONDENT agreed that he is subject to Nevada Revised Statutes ("NRS") Chapter 645 and Nevada Administrative Code ("NAC") Chapter 645 and to the jurisdiction of the Division and the Commission.

#### SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN COMPLAINT

- 1. RESPONDENT has never obtained from the Division a real estate license or a permit to engage in property management.
- At all times relevant to this Complaint, RESPONDENT owned and operated Nevada Lovelife Rentals LLC.
- RESPONDENT offered to rent and manage Nevada-based real estate properties as shortterm vacation rentals through Lovelife Rentals LLC.

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

### SUMMARY OF VIOLATIONS OF LAW ALLEGED IN COMPLAINT

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

#### SETTLEMENT

- 1. The Division was prepared to present its case based upon the Complaint filed with the Commission.
- 2. At the hearing, the Parties desired to compromise and settle the instant controversy upon the following terms and conditions agreed to at the hearing.
- 3. RESPONDENT agreed to pay a total of \$1,000 (\$587.54 as an administrative fine and \$412.46 in investigative costs) to the Division due within 30 days of the effective date of this Order. No grace period is permitted. Any payment not actually received by the Division on or before its due date shall be construed as an event of default by Respondent.
- 4. In the event of default, RESPONDENT agreed that the unpaid balance, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the Division.
- RESPONDENT further stipulated to the above factual allegations as well as committing the violation of law.
- 6. RESPONDENT further agreed to cease and desist from engaging in any property management activities until the time he becomes properly licensed by the Nevada Real Estate Division, if RESPONDENT so chooses to become licensed.
- The Division agreed not to pursue any other or greater remedies or fines in connection with RESPONDENT's conduct referenced herein.

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8. RESPONDENT agreed and understood that by entering into the settlement, RESPONDENT waived the right to a hearing at which RESPONDENT may have presented evidence in defense, right to a written decision on the merits of the complaint, rights to reconsideration and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and accompanying regulations, and the federal and state constitutions. RESPONDENT understands that this Agreement and other documentation may be subject to public records laws. The Commission members who review this matter for approval of this Stipulation may be the same members who ultimately hear, consider and decide the Complaint if this Stipulation is either not approved by the Commission or is not timely performed by RESPONDENT. RESPONDENT fully understands that Respondent has the right to be represented by legal counsel in this matter at his own expense.

## ORDER APPROVING SETTLEMENT

The Settlement of Disciplinary Action having come before the Real Estate Commission, Department of Business and Industry, State of Nevada, during its regular agenda on December 5, 2017, and the Commission being fully apprised in the premises, and good cause appearing,

IT IS ORDERED that the above Settlement entered into at the hearing is approved in full.

IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a total fine of \$1,000.00. Respondent shall pay the total fine to the Division within thirty (30) days of the effective date of this Order. The Division may institute debt collection proceedings for failure to timely pay the total fine. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this Order of Approval.

This Order shall become effective on the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2018. Dated this 23 day of Journey 2018.

> REAL ESTATE COMMISSION STATE OF NEVADA

President, Nevada Real Estate Commission