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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,

Case No. 2016-2164

Petitioner,

vs.

JULES (J.J.) MITCHELL LEHR,

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 JULES (J.J.) MITCHELL LEHR ("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 645.633 and/or NRS 645.630 and/or NAC 645.695 and/or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT was at all relevant times mentioned in this Complaint licensed as a Salesperson under license number S.0174507, and is therefore subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

FACTUAL ALLEGATIONS

1. RESPONDENT has been licensed as a Salesperson, license number S.0174507 since April 1, 2014, and is in active status.

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1 2. At all times relevant to the Complaint, RESPONDENT was affiliated with Vegas One
2 Realty under broker Thomas C. Leigh.

3 3. RESPONDENT has never obtained from the Division a permit to engage in property
4 management.

5 4. In or about February 2016, Reggie Datangel owned a rental property at 4789 Luna
6 Ridge Court, Las Vegas, Nevada (the "Property").

7 5. On or about February 4, 2016, RESPONDENT prepared a Rental Application and a
8 Residential Lease Agreement (the "Agreement") between Datangel and Salvatore Maddox.

9 6. The Agreement lists RESPONDENT's phone number as the Landlord emergency
10 contact phone number.

11 7. During the term of that Agreement, Datangel gave RESPONDENT \$150.00 to pay a
12 plumber to make a repair to the Property.

13 8. Instead of giving that money to a plumber, RESPONDENT gave that money to
14 RESPONDENT'S wife.

15 9. When Maddox moved out of the Property, Datangel gave RESPONDENT \$1,500.00 of
16 the security deposit to refund to Maddox.

17 10. RESPONDENT paid Maddox only \$1,300.00 of the security deposit refund.

18 11. On or about May 6, 2016, Leigh met with RESPONDENT about his dealings with
19 Datangel and Maddox.

20 12. At that time, RESPONDENT told Leigh that he had paid Maddox \$1,300.00 and would
21 be paying Maddox the other the other \$200.00 that same day.

22 13. However, on or about August 29, 2016, RESPONDENT claims Maddox told him to
23 "keep" the other \$200.00.

24 14. On or about May 9, 2016, Leigh filed a Statement of Fact with the Division,
25 complaining about RESPONDENT's conduct.

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1 **VIOLATIONS**

2 RESPONDENT has committed the following violations of law:

3 15. RESPONDENT violated NRS 645.230(1)(b) by engaging in property management
4 without a permit.

5 16. RESPONDENT violated NRS 645.630(1)(f) *on two occasions* by failing, within a
6 reasonable time, to account for or to remit any money which came into his possession and which
7 belongs to others.

8 **DISCIPLINE AUTHORIZED**

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

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

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

17 **NOTICE OF HEARING**

18 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider the
19 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
20 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

21 **THE HEARING WILL TAKE PLACE** on December 5, 2017, commencing at 9:00 a.m., or
22 as soon thereafter as the Commission is able to hear the matter, and each day thereafter
23 commencing at 9:00 a.m. through December 7, 2017, or earlier if the business of the Commission
24 is concluded. The Commission meeting will be held on December 5, 2017, at the Nevada State
25 Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada
26 89102. The meeting will continue on December 6, 2017 at the Nevada State Business Center, 3300
27 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at
28 9:00 a.m., and on December 7, 2017, should business not be concluded, starting at 9:00 a.m. at the

1 Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas,
2 Nevada 89102.

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

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

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

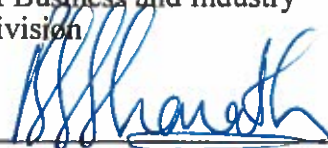
23 You have the right to request that the Commission issue subpoenas to compel witnesses to
24 testify and/or evidence to be offered on your behalf. In making the request, you may be required to
25 demonstrate the relevance of the witness’ testimony and/or evidence. Other important rights you have
26 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

27 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or
28 NAC 645 and if the allegations contained herein are substantially proven by the evidence

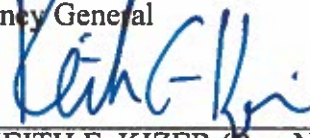
1 presented and to further determine what administrative penalty is to be assessed against the
2 RESPONDENT, if any, pursuant to NRS 645.633, 645.630 and/or 645.695.

3 DATED this 30 day of October, 2017.

4 State of Nevada
5 Department of Business and Industry
6 Real Estate Division

7 By: 
8 SHARATH CHANDRA, Administrator
9 3300 West Sahara Avenue
10 Las Vegas, Nevada 89102

11 ADAM PAUL LAXALT
12 Attorney General

13 By: 
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