BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

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

Petitioner,

vs.

RICH BARON,

Respondent.

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Thursday, November 6, 2019, at the Nevada State Business Center, 3300 W. Sahara Avenue, Las Vegas, Nevada 89102. Respondent Rich Baron ("Respondent") failed to appear. Dennis L. Belcourt, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of Petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business & Industry, State of Nevada ("Division").

On the Commission's finding of proof of sufficient service, and the matter having been submitted for decision based upon the allegations of the Complaint, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

FINDINGS OF FACT

1. At all relevant times mentioned in this Complaint, RESPONDENT held a broker's real estate license with the State of Nevada, license number B.1001166.INDV.

2. RESPONDENT listed a property at 615 Pacific Time Ct., North Las Vegas, Nevada (the "Property") belonging to REO Investment Advisors IV LLC ("REO"), of which he was a manager.


4. Complainant and REO, represented by RESPONDENT, negotiated but failed to complete a sale on the Property.
5. On August 7, 2017, Complainant submitted a Statement of Fact to the Division complaining concerning RESPONDENT.

6. On or about August 8, 2017, the Division sent a certified letter to RESPONDENT at his address on 827 Boulder Highway, Henderson, NV 89015 requesting the transaction file on the Property and a sworn declaration.

7. At all times alleged herein, the 827 Boulder Highway address was RESPONDENT’S address of record with the DIVISION.

8. On or about August 16, 2017, the certified letter to RESPONDENT was returned with notice from the United States Postal Service that said “Return to Sender-Vacant-Unable to Forward.”

9. RESPONDENT had vacated the 827 Boulder Highway address as early as 2016 and was the subject of an earlier complaint for a violation of NRS 645.550(1).

10. The Division discovered a California mailing address and an email address for RESPONDENT and used those addresses to send him a certified letter and several emails concerning the complaint in December 2017 and January 2018.


12. RESPONDENT did not and has not provided the transaction file for the Property as requested by the Division.

CONCLUSIONS OF LAW

RESPONDENT has committed the following violation of law:

1. RESPONDENT violated NRS 645.550(1) or NAC 645.627, by failing to maintain a definite place of business within this state.

2. RESPONDENT violated NRS 645.633(1)(h) by failing to maintain a current address of record with the Division.

3. RESPONDENT violated NRS 645.635 or NAC 645.605(11)(a) by failing to produce to the Division the transaction file on request of the Division.

ORDER

IT IS HEREBY ORDERED that RESPONDENT’s license be revoked and that he pay to the Division a fine of $15,000.00 and $772.21 in investigative costs and attorneys’ fees within ninety (90)
days of the effective date of this Order. If the payment is not actually received by the Division on or before its due date, it shall be construed as an event of default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and costs, together with any attorney’s fees and costs that may have accrued, shall be due in full to the Division within ten calendar days of the date of default, and the Division may reduce the amount owed to judgment. RESPONDENT may be liable for collection fees and costs.

The Commission retains jurisdiction to correct any errors that may have occurred in the drafting or issuance of this Decision.

This Order shall become effective on the 21st day of December, 2019.

DATED this 31st day of November, 2019.

REAL ESTATE COMMISSION
STATE OF NEVADA

By: ________________________________
President, Nevada Real Estate Commission