

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

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

Case No. 2018-394

5 Petitioner,

FILED

6 vs.

JAN 07 2020

7 JOSHUA MICHAELI,

REAL ESTATE COMMISSION

8 Respondent.

BY *Erin Tattler*

9
10 **COMPLAINT AND NOTICE OF HEARING**

11 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY
12 OF THE STATE OF NEVADA ("Division"), by and through its counsel, Aaron D. Ford, Attorney
13 General of the State of Nevada, and Dennis L. Belcourt, Deputy Attorney General, hereby notifies
14 RESPONDENT JOSHUA MICHAELI ("RESPONDENT") of an administrative hearing before the
15 STATE OF NEVADA REAL ESTATE COMMISSION. The hearing will be held pursuant to Chapters
16 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada
17 Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below
18 and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS
19 645.230, NRS 645.235, NRS 645.633, NRS 645.630 and NRS 622.400, and the discipline to be imposed,
20 if violations of law are proven.

21 **JURISDICTION**

22 RESPONDENT at all relevant times mentioned in this Complaint conducted activities for which
23 a license or permit is required by NRS Chapter 645 and is therefore subject to the jurisdiction of the
24 Division and the Commission and the provisions of NRS chapter 645 and NAC chapter 645.

25 **FACTUAL ALLEGATIONS**

26 1. RESPONDENT is not licensed as a broker, broker-salesperson or sales person under NRS
27 Chapter 645 and does not hold a property management permit.

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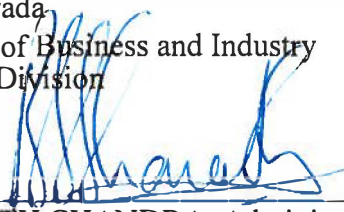
1 As the Respondent, you are specifically informed that you have the right to appear and be heard
2 in your defense, either personally or through your counsel of choice. At the hearing, the Division has the
3 burden of proving the allegations in the complaint and will call witnesses and present evidence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

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

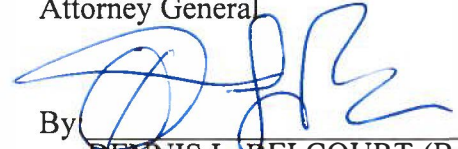
11 The purpose of the hearing is to determine if the Respondent has violated NRS 645 or NAC 645
12 and if the allegations contained herein are substantially proven by the evidence presented and to further
13 determine what administrative penalty, if any, is to be assessed against the Respondent, pursuant to NRS
14 645.235 or NRS 645.230.

15 DATED this 6 day of January, 2020.

16 State of Nevada
17 Department of Business and Industry
18 Real Estate Division

19 By: 
20 SHARATH CHANDRA, Administrator
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22 Las Vegas, Nevada 89102

23 AARON D. FORD
24 Attorney General

25 By: 
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