

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Petitioner,

vs.

JENNIFER MARTIN,

Respondent.

Case No. 2016-813

**FILED**

DEC 16 2016

REAL ESTATE COMMISSION  
BY *[Signature]*

**DECISION**

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Monday, December 5, 2016, at the Grant Sawyer Building, 555 East Washington Avenue, Room 2450, Las Vegas, Nevada. Respondent Jennifer Martin ("Respondent") did not appear. Keith E. Kizer, Senior 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").

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**

The Commission, based upon the evidence presented during the hearing, finds that there is substantial evidence in the record to establish each of the following Findings of Fact:

1. Respondent was licensed as a Broker, license number B.0062935.LLC from June 28, 2007, until June 30, 2016, and as a Property Manager, permit number PM.0163615.BKR from January 16, 2008, until June 30, 2016.

2. On or about February 17, 2016, Yew Kwang Ng ("Ng") filed a Statement of Fact with the Division complaining that Respondent failed to provide Ng with receipt and expenditure statements.

3. By way of letter dated February 18, 2016, the Division required Respondent to respond to Ng's complaint.

1 4. By way of letter dated June 17, 2016, the Division required Respondent to respond to  
2 Ng's complaint.

3 5. Respondent failed to supply a response to the Division's letters.

4 **CONCLUSIONS OF LAW**

5 The Commission, based upon the preponderance of the evidence, makes the following legal  
6 conclusions:

7 6. Respondent received proper notice of the hearing pursuant to NRS Chapters 645 and  
8 233B and NAC Chapter 645.

9 7. Pursuant to NAC 645.860, the Commission finds that the following charges specified in  
10 the Complaint are true and supported by substantial evidence.

11 8. Respondent violated NRS 645.633(1)(h) and/or (i), pursuant to NAC 645.605(11)(a), by  
12 impeding or attempting to impede an investigation of the Division by failing to supply a written  
13 response to the Division letters referenced above.

14 **ORDER**

15 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of  
16 \$10,498.13. The total fine reflects a fine of \$10,000.00 for committing the above violations of law plus  
17 \$498.13 for hearing and investigative costs. Respondent shall pay the total fine to the Division within  
18 thirty (30) days of the effective date of this Order. The Division may institute debt collection  
19 proceedings for failure to timely pay the total fine.

20 IT IS FURTHER ORDERED that Respondent's real estate license and property manager permit  
21 are hereby REVOKED.

22 The Commission retains jurisdiction for correcting any errors that may have occurred in the  
23 drafting and issuance of this Decision.

24 This Order shall become effective on the 20<sup>th</sup> day of January, 2017.

25 DATED this 15<sup>th</sup> day of December, 2016.

26 REAL ESTATE COMMISSION  
27 STATE OF NEVADA

28 By:   
President, Nevada Real Estate Commission