

FILED

AUG 13 2015

REAL ESTATE COMMISSION
BY *[Signature]*

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

JOSEPH R. DECKER, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS & INDUSTRY,
STATE OF NEVADA,

Case No. 2014-4160

Petitioner,

vs.

PATRICIA PRASAD,

COMPLAINT AND NOTICE OF HEARING

Respondent.

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("DIVISION"), by and through its counsel, Adam Paul Laxalt, Attorney General of the State of Nevada, and Kimberly A. Arguello, Senior Deputy Attorney General, hereby notifies RESPONDENT PATRICIA PRASAD ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("COMMISSION") which 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 NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

Respondent PATRICIA PRASAD was at all relevant times mentioned in this Complaint licensed as a Broker by the Division under license numbers B.1000447.INDV and B.0028874.LLC and as a Property Manager under permit number PM.0164351.BKR and is therefore subject to the jurisdiction of the Division and the provisions of NRS chapter 645 and NAC chapter 645.

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Attorney General's Office
555 E. Washington, Suite 3900
Las Vegas, NV 89101

FACTUAL ALLEGATIONS

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2 1. RESPONDENT, at the relevant times mentioned in this Complaint, was licensed
3 as a Broker by the Division under license numbers B.1000447.INDV and B.0028874.LLC and
4 as a Property Manager under permit number PM.0164351.BKR and are active and subject to
5 the jurisdiction of the Division and the provisions of NRS Chapter 645 and NAC chapter 645.

6 2. At all times relevant to the complaint, Respondent was the broker and property
7 manager for Realty Professionals of Las Vegas.

8 3. At all times relevant to the complaint, Gretta Jones does not hold any real estate
9 license or property management permit issued by the Division.

10 4. On or about July 1, 2011, Respondent entered into a Residential Property
11 Management Agreement with owner Hong mei Zhang, a resident of Canada, to manage
12 property located at 8264 Crown Peak Avenue, Las Vegas NV ("the property") for payment of
13 6% of the monthly gross collected rents.

14 5. Gretta Jones was performing unlicensed property management activities on
15 behalf of Respondent and Realty Professionals of Las Vegas.

16 6. Ms. Zhang's correspondence with Realty Professionals of Las Vegas was
17 through Ms. Jones.

18 7. Ms. Jones coordinated the maintenance of the property.

19 8. Ms. Jones did the walk thru with potential renters.

20 9. Ms. Jones attempted to change the terms of the management agreement.

21 10. Respondent failed to adequately supervise Ms. Jones and allowed her to
22 engage in unlicensed activities.

23 11. Respondent mismanaged the property.

24 12. Respondent failed to timely address needed repairs to the property.

25 13. Respondent failed to timely address a bathroom leak that continued for so long
26 that the flooring rotted and mold developed.

27 14. In November 2014, upon termination of the property management agreement
28 with Respondent, Ms. Zhang requested the return of the security deposit.

1 15. Respondent has not remitted any portion of the security deposit to Ms. Zhang.

2 16. On November 18, 2014 and December 18, 2014, the Division sent letters to
3 Respondent requesting an affidavit response to the allegations of Ms. Zhang and a copy of
4 the broker's file.

5 17. To date, no affidavit response or requested documents have been received by
6 the Division from Respondent.

7 **VIOLATIONS**

8 RESPONDENT has committed the following violations of law:

9 18. RESPONDENT violated NAC 645.600 by failing to adequately supervise her
10 employees and allowing the practice of unlicensed activities.

11 19. RESPONDENT violated NRS 645.6301(f) by failing to timely remit the security
12 deposit to Ms. Zhang.

13 20. RESPONDENT violated NRS 645.635(6) by failing to produce documents
14 requested by the Division.

15 21. RESPONDENT violated NRS 645.633(1)(h), gross negligence or incompetence
16 pursuant to NAC 645.605 (11)(a) by impeding the investigation by the Division by failing to
17 comply with the request by the Division to provide documents.

18 22. RESPONDENT violated NRS 645.633(1)(h) by the grossly negligent
19 management of the property.

20 **DISCIPLINE AUTHORIZED**

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

24 24. Additionally, under NRS Chapter 622, the Commission is authorized to impose
25 costs of the proceeding upon Respondent, including investigative costs and attorney's fees, if
26 the Commission otherwise imposes discipline on Respondent.

27 25. Therefore, the Division requests that the Commission take such disciplinary
28 action as it deems appropriate under the circumstances.

NOTICE OF HEARING

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2 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the
3 Administrative Complaint against the above-named Respondent in accordance with Chapters
4 233B and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative
5 Code.

6 **THE HEARING WILL TAKE PLACE** on September 15, 2015 commencing at 9:00
7 a.m., or as soon thereafter as the Commission is able to hear the matter, and each day
8 thereafter commencing at 9:00 a.m. through September 17, 2015, or earlier if the
9 business of the Commission is concluded. The Commission meeting will be held on
10 September 15, 2015, at the Grant Sawyer Building, Gaming Control Board, 555 East
11 Washington Avenue, Room 2450, Las Vegas, Nevada 89101. The meeting will continue
12 on September 16, 2015, at the Grant Sawyer Building, Gaming Control Board, 555 East
13 Washington Avenue, Room 2450, Las Vegas, Nevada 89101, commencing at 9:00 a.m.,
14 and on September 17, 2015, should business not be concluded, starting at 9:00 a.m. at
15 the Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas,
16 Nevada 89101.

17 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the
18 same time as part of a regular meeting of the Commission that is expected to last from
19 September 15 through September 17, 2015, or earlier if the business of the Commission
20 is concluded. Thus, your hearing may be continued until later in the day or from day to
21 day. It is your responsibility to be present when your case is called. If you are not
22 present when your hearing is called, a default may be entered against you and the
23 Commission may decide the case as if all allegations in the complaint were true. If you
24 have any questions please call Rebecca Hardin, Commission Coordinator (702) 486-
25 4074.

26 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an
27 open meeting under Nevada's open meeting law, and may be attended by the public. After
28 the evidence and arguments, the commission may conduct a closed meeting to discuss your

1 alleged misconduct or professional competence. A verbatim record will be made by a certified
2 court reporter. You are entitled to a copy of the transcript of the open and closed portions of
3 the meeting, although you must pay for the transcription.

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

11 You have the right to request that the Commission issue subpoenas to compel
12 witnesses to testify and/or evidence to be offered on your behalf. In making the request, you
13 may be required to demonstrate the relevance of the witness' testimony and/or evidence.
14 Other important rights you have are listed in NRS 645.680 through 645.990, NRS Chapter
15 233B, and NAC 645.810 through 645.875.

16 The purpose of the hearing is to determine if the Respondent has violated NRS 645
17 and/or NAC 645 and if the allegations contained herein are substantially proven by the
18 evidence presented and to further determine what administrative penalty is to be assessed
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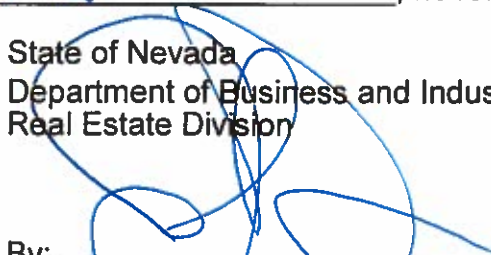
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1 against the RESPONDENT, if any, pursuant to NRS 645.235, 645.633 and or 645.630.

2 DATED this 13 day of AUGUST, 2015.

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

6 By: 
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11 ADAM PAUL LAXALT
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