

FILED

SEP 21 2017

REAL ESTATE COMMISSION
BY *Rubra*

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

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

Case No. 2016-1549

Petitioner,

vs.

PIET TUERLINCKX,

Respondent.

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Wednesday, August 16, 2017, at the Grant Sawyer Building, 555 E. Washington Avenue, Room 4412, Las Vegas, Nevada. Respondent Piet Tuerlinckx ("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:

1. Respondent was licensed as a Salesperson under license number S.0169111 from February 10, 2010, to February 28, 2017, and as a Property Manager under permit number PM.0164774 from January 25, 2011, to February 28, 2017.

2. From December 10, 2013, to June 5, 2015, Respondent was associated with broker Jeff Chain at Milestone Realty.

1 3. On or about January 20, 2015, Respondent entered into property management
2 agreements with Rikk Greengrass to manage two real estate properties owned by Greengrass and
3 located in Las Vegas, Nevada.

4 4. Respondent wrote those property management agreements under Milestone Realty.

5 5. Respondent was not authorized to engage in property management for Milestone Realty.

6 6. Respondent did not provide the management agreements and related paperwork to
7 Chain.

8 7. Between January 20 and June 5, 2015, Respondent accepted rent payments from tenants
9 of the Greengrass properties.

10 8. Respondent did not place those monies in the custody of Chain.

11 9. From June 5, 2015, to February 19, 2016, Respondent was associated with broker
12 Chester L. Bushnell at Apt Living Realty LLC.

13 10. Respondent did not provide the management agreements and related paperwork to
14 Bushnell.

15 11. Between June 5, 2015, and February 19, 2016, Respondent accepted rent payments from
16 tenants of the Greengrass properties.

17 12. Respondent did not place those monies in the custody of Bushnell.

18 13. On February 24, 2016, Respondent sent Greengrass a check for \$1,518.00 for
19 Greengrass's portion of rent collected on the properties.

20 14. Respondent wrote that check from a Better Properties Las Vegas LLC account.

21 15. Better Properties Las Vegas LLC was not registered with the Division.

22 16. That check was returned by Greengrass's bank as Respondent's account was either
23 frozen or closed.

24 17. Respondent failed to remit those rent monies to Greengrass.

25 18. On or about March 21, 2016, Chain filed a Statement of Fact with the Division,
26 complaining about Respondent's conduct.

27 19. By way of letter dated March 22, 2016, the Division required Respondent to respond to
28 the complaint by Chain.

1 8. Respondent violated NRS 645.633(1)(h), pursuant to NAC 645.605(1), by issuing a
2 check to Greengrass written from a Better Properties Las Vegas LLC account.

3 9. Respondent violated NRS 645.633(1)(h) or (i), pursuant to NAC 645.605(1), by issuing
4 a check to Greengrass written from a frozen or closed account.

5 10. Respondent violated NRS 645.630(1)(f) by failing, within a reasonable time, to account
6 for or to remit money which came into his possession and which belonged to Greengrass.

7 11. Respondent violated NRS 645.633(1)(h) or (i), pursuant to NAC 645.605(1)(b), by
8 failing to supply a written response to the Division.

9 **ORDER**

10 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of
11 \$90,682.12. The total fine reflects a fine of \$10,000.00 for committing each of the above violations of
12 law, plus \$682.12 for hearing and investigative costs. Respondent shall pay the total fine to the
13 Division within thirty (30) days of the effective date of this Order. The Division may institute debt
14 collection proceedings for failure to timely pay the total fine.

15 IT IS FURTHER ORDERED that Respondent's real estate license and permit are hereby
16 REVOKED.

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

19 This Order shall become effective on the 22ND day of OCTOBER, 2017.

20 DATED this 20TH day of SEPT., 2017.

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REAL ESTATE COMMISSION
STATE OF NEVADA

By: 
President, Nevada Real Estate Commission