

**FILED**  
JUL 11 2017  
REAL ESTATE COMMISSION  
BY *[Signature]*

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Case No. 2015-2623

Petitioner,

vs.

LINDA LOGAN,

Respondent.

**AMENDED COMPLAINT AND NOTICE OF HEARING**

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 Donald J. Bordelove, Deputy Attorney General, hereby notifies RESPONDENT LINDA LOGAN ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION. The 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 engaged in activities which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and a permit to engage in property management, issued by the Division and is, therefore, subject to the jurisdiction of the Division and the provisions of NRS and NAC 645.

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1 **FACTUAL ALLEGATIONS**

2 1. On or about September 10, 2015, Allison White filed a complaint against  
3 RESPONDENT for conducting real estate and property management activities without first obtaining  
4 licenses from the Nevada Real Estate Division to perform such activities.

5 2. As part owner of Las Vegas Retreats, RESPONDENT enters into Rental Marketing  
6 Agreements with property owners.

7 3. By signing this Rental Marketing Agreement, home owners agree to the following:

- 8 a. Pay an initial fee of \$499.00 due prior to RESPONDENT "listing [their] home";
- 9 b. Pay a 35% commission of all rental revenue generated by RESPONDENT;
- 10 c. Allow RESPONDENT to "lease the home to their guests as needed";
- 11 d. Allow RESPONDENT to recommend weekly and monthly rates; and
- 12 e. Prohibits the owner from "attempting to deal directly with [their] guests for the  
13 purpose of accommodating them in [the owner's] home(s) without [their]  
14 services."

15 4. Per said Rental Marketing Agreement, RESPONDENT "will provide consumables  
16 (soaps, TP, etc...)" for the home.

17 5. The Terms and Conditions of said Rental Marketing Agreement, which is also  
18 advertised on RESPONDENT's website, provides that RESPONDENT will take care to assure that the  
19 "systems/amenities" in the owner's home are working properly.

20 6. Moreover, RESPONDENT must be notified "immediately of any  
21 deficiencies/malfunctions at" the owner's home, and it is the RESPONDENT who "will make every  
22 reasonable attempt to rectify the situation as soon as possible."

23 7. RESPONDENT performed property management services by placing occupants in the  
24 properties, collecting rents, sending proceeds to the owners, and receiving compensation for those  
25 services.

26 8. Pursuant to NRS 645.019, RESPONDENT performed property management services by  
27 the physical, administrative or financial maintenance and management of real property, or the  
28 supervision of such activities for a fee, commission, or other compensation or valuable consideration.



1 **NOTICE OF HEARING**

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 233B and  
4 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

5 **THE HEARING WILL TAKE PLACE** on August 15, 2017 commencing at 9:00 a.m., or  
6 as soon thereafter as the Commission is able to hear the matter, and each day thereafter  
7 commencing at 9:00 a.m. through August 17, 2017, or earlier if the business of the Commission is  
8 concluded. The Commission meeting will be held on August 15, 2017, at the Grant Sawyer  
9 Building, 555 East Washington Avenue, Room 4401, Las Vegas, Nevada 89101. The meeting will  
10 continue on August 16, 2017 at the Grant Sawyer Building, 555 East Washington Avenue, Room  
11 4401, Las Vegas, Nevada 89101 commencing at 9:00 a.m., and on August 17, 2017, should  
12 business not be concluded, starting at 9:00 a.m. at the Grant Sawyer Building, 555 East  
13 Washington Avenue, Room 4401, Las Vegas, Nevada 89101.

14 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
15 time as part of a regular meeting of the Commission that is expected to last from August 15  
16 through August 17, 2017, or earlier if the business of the Commission is concluded. Thus, your  
17 hearing may be continued until later in the day or from day to day. It is your responsibility to be  
18 present when your case is called. If you are not present when your hearing is called, a default  
19 may be entered against you and the Commission may decide the case as if all allegations in the  
20 complaint were true. If you have any questions please call Rebecca Hardin, Commission  
21 Coordinator (702) 486-4074.

22 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
23 meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and  
24 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
25 professional competence. A verbatim record will be made by a certified court reporter. You are  
26 entitled to a copy of the transcript of the open and closed portions of the meeting, although you must  
27 pay for the transcription.

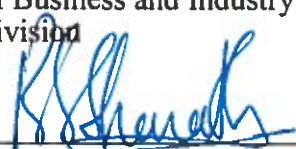
1 As the Respondent, you are specifically informed that you have the right to appear and be heard  
2 in your defense, either personally or through your counsel of choice. At the hearing, the Division has  
3 the burden of proving the allegations in the complaint and will call witnesses and present evidence  
4 against you. You have the right to respond and to present relevant evidence and argument on all issues  
5 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-examine  
6 opposing 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  
8 testify and/or evidence to be offered on your behalf. In making the request, you may be required to  
9 demonstrate the relevance of the witness' testimony and/or evidence. Other important rights you have  
10 are listed in NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

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

15 DATED this 17<sup>th</sup> day of July, 2017.

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

19 By:   
20 SHARATH CHANDRA, Administrator  
21 2501 East Sahara Avenue  
22 Las Vegas, Nevada 89104-4137  
23 (702) 486-4033

24 ADAM PAUL LAXALT  
25 Attorney General

26 By: /s/ Donald J. Bordelove  
27 DONALD J. BORDELOVE  
28 Deputy Attorney General  
555 East Washington Ave., Ste. 3900  
Las Vegas, Nevada 89101  
(702) 486-3094  
Attorneys for Real Estate Division