

1 **BEFORE THE NEVADA REAL ESTATE COMMISSION**

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3 Gail J. Anderson, Administrator, Real Estate
4 Division, Department of Business and Industry,
5 State of Nevada,

Case No. RES 13-11-05-153

6 Petitioner,

7 v.

FILED

8 Sharon (Dylan) Shina,

JAN 10 2014

9 Respondent.

REAL ESTATE COMMISSION
BY *C. E. Gandy*

10
11 **ORDER APPROVING STIPULATION OF FACTS AND LIABILITY AND**
12 **DISCIPLINARY ORDER**

13 This matter came on for hearing before the Nevada Real Estate Commission,
14 Department of Business and Industry, State of Nevada (Commission), at a regular agenda
15 meeting on December 11, 2013, at the Grant Sawyer Building, 555 E. Washington Ave.,
16 Room 4412, Las Vegas, Nevada 89101 (the "Hearing"). The licensee, Sharon (Dylan) Shina
17 ("Respondent"), personally appeared at the Hearing along with his legal counsel, Sigal
18 Chattah, Esq., of the Law Offices of Sigal Chattah. Christopher Eccles, Deputy Attorney
19 General with the Nevada Attorney General's Office, appeared on behalf of the Nevada Real
20 Estate Division, Department of Business and Industry, State of Nevada (the "Division" and
together with Respondent, the "Parties").

21 The Commission, having considered the testimony and the evidence introduced by the
22 Parties and being fully advised, enters the following Findings of Fact, Conclusions of Law, and
23 Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC)
24 Chapter 645, the Commission has legal jurisdiction and authority over this matter.

25 **FINDINGS OF FACT**

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

28 1. The Parties presented a Stipulation of Facts and Liability Regarding Complaint for

1 Disciplinary Action (the "Stipulation") wherein, in pertinent part, Respondent admitted
2 that all Factual Allegations and Violations alleged in the Complaint are true and correct
3 and that he is liable for his actions.

4 2. Furthermore, through the Stipulation, the Parties agreed to admit into evidence State's
5 **Exhibit 1**, which consists of bates-stamped documents numbered 1-147.

6 3. At the Hearing, the Commissioners questioned the Respondent's failure to produce
7 documents and disclose facts to the Division.

8 4. At the Hearing, the Commissioners questioned the Respondent's pattern and practice
9 of unlicensed property management in light of the fact that he had taken a property
10 management permit course.

11 5. The Respondent's answers to Commissioners' questions were not credible.

12 6. Respondent's counsel argued that the Commission should be lenient when ordering
13 discipline against Respondent.

14 CONCLUSIONS OF LAW

15 The Commission concludes as a matter of law, that:

16 7. The Factual Allegations in the Complaint have been proven.

17 8. The Violations in the Complaint have been proven.

18 9. Respondent is subject to discipline pursuant to NRS and NAC Chapters 645.

19 ORDER

20 The Stipulation and evidence having come before the Commission, and the Commission
21 being fully apprised in the premises, and good cause appearing, IT IS HEREBY ORDERED that:

22 10. The Stipulation, which is part of the record and incorporated herein by reference, is
23 approved in full.

24 11. The State's **Exhibit 1**, bates-stamped documents 1-147, is marked and admitted into
25 evidence.

26 12. The Respondent shall pay to the Division a total fine of \$115,000.00 within 90 days of
27 the below effective date of this Order.

28 13. Division may institute debt collection proceedings for failure to timely pay the total fine,

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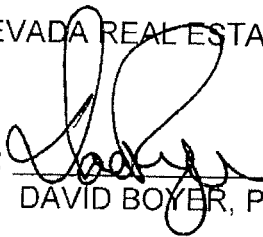
or any installment or portion thereof.

- 14. Respondent shall appear before the Commission if he ever applies for any license from the Division.
- 15. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting or issuance of this order.

This Order shall become effective on the 1st day of February, 2014.

Dated this 10th day of January, 2014.

NEVADA REAL ESTATE COMMISSION

By: 
DAVID BOYER, PRESIDENT