

1 BEFORE THE REAL ESTATE COMMISSION  
2 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,  
4 REAL ESTATE DIVISION, DEPARTMENT  
5 OF BUSINESS & INDUSTRY,  
6 STATE OF NEVADA,

7 Petitioner,

8 vs.

9 JASON FARRANT,

10 Respondent.

Case No. 2017-1167

**FILED**

NOV 16 2018

REAL ESTATE COMMISSION  
BY 

11 **DECISION**

12 This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada  
13 (“Commission”) on Wednesday, September 11, 2018, at the Nevada State Business Center, 3300 W.  
14 Sahara Avenue, Las Vegas, Nevada 89102. Respondent Jason Farrant (“Respondent”) did not appear  
15 at the hearing. Peter K. Keegan, Deputy Attorney General, appeared and prosecuted the Complaint on  
16 behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of  
17 Business & Industry, State of Nevada (“Division”).

18 The matter having been submitted for decision based upon the allegations of the Complaint, the  
19 Commission now enters its Findings of Fact and Conclusions of Law as follows:

20 **FINDINGS OF FACT**

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

- 23 1. Respondent was properly served with a copy of the Complaint and Notice of Hearing.
- 24 2. RESPONDENT has never obtained from the Division a real estate license or a permit to  
25 engage in property management.
- 26 3. RESPONDENT engaged in property management activities for real properties located at  
27 2408 Tam Drive, Las Vegas, Nevada, and 312 West Cleveland Avenue, Las Vegas, Nevada.
- 28 4. On or about November 17, 2017, the Division sent a *Cease and Desist Order* to  
RESPONDENT, ordering RESPONDENT to cease and desist “from conducting all property

1 management activity as defined by NRS 645.030 and all property management activity as defined by  
2 NRS 645.6054 to include the management of properties and collection of rents.”

3 **CONCLUSIONS OF LAW**

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

6 5. RESPONDENT violated NRS 645.230(1)(b) and/or NRS 645.235(1)(a) by engaging in  
7 property management without a permit.

8 **ORDER**

9 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total fine of \$5,835.19.  
10 The total fine reflects a fine of \$5,000.00 for unlicensed activity, plus \$835.19 for hearing and  
11 investigative costs. Respondent shall pay the total fine to the Division within thirty (30) days of the  
12 effective date of this Order. The Division may institute debt collection proceedings for failure to timely  
13 pay the total fine.

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

16 This Order shall become effective on the 17 day of December, 2018.

17 DATED this 14 day of Nov., 2018.

18  
19 REAL ESTATE COMMISSION  
20 STATE OF NEVADA

21  
22 By:   
23 President, Nevada Real Estate Commission  
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