

JAN 24 2018

REAL ESTATE COMMISSION
BY *Ron Hahn*

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2017-1170

Petitioner,

vs.

DARREN PRINGLE,

Respondent.

DECISION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Tuesday, December 5, 2017, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada. Respondent Darren Pringle ("RESPONDENT") did not appear. Donald J. Bordelove, Deputy Attorney General, appeared and prosecuted the Complaint on behalf of petitioner Sharath Chandra, Administrator of the Real Estate Division, Department of Business and 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 Findings of Fact:

1. RESPONDENT has been licensed as a broker under license number B.1001103.CORP since December 20, 2012, and is currently in inactive status.

2. RESPONDENT has been licensed as a property manager under permit number PM.0059065.BRK since January 29, 2009, and is currently in inactive status.

3. RESPONDENT, at the relevant times mentioned in this Complaint, was the broker for O2 Realty & Property Management ("O2") at 2005 Sierra Highlands Drive, Suite 129, Reno, Nevada ("O2 Office").

1 4. Between approximately May 18 and July 19, 2017, the Division's received complaints
2 against RESPONDENT for unpaid monies owed from the following owners of real estate properties
3 managed by RESPONDENT: Leah and Jack Staszower, Theresa Steinwehe Panish, Debra L. Sigler,
4 Ed and Michelle Knittle, Ed and Cathy Skokan, Sandra Chapman, Lilliann Trincherro, John S. Roulston,
5 Peter Ta, Stephen F. Robinson, Ingrid Soares, Gary Goolsby, Anna Le Revocable Trust and Chun Eng
6 Quon Trust.

7 5. Between approximately June 26 and July 24, 2017, the Division's received complaints
8 against RESPONDENT for unpaid monies owed from the following tenants of real estate properties
9 managed by RESPONDENT: Susan Czarnecki, Barbara Ivey, Tanja and Randy Ramociotto, Robert J.
10 Pacheco, John and Alice Brook, Judit Dukat, Thomas and Linda Tenorio, Karen Stinson, Norma and
11 Eduardo Perez, Tim Collier, Jenny Cox, Samantha Danner and Leonor Gonzalez.

12 6. The cumulative money owed to the above-listed owners and tenants total approximately
13 \$86,000.00.

14 7. By way of 20 separate letters (one for each of the above complaints) dated between May
15 24 and August 17, 2017, the Division required RESPONDENT to respond to the specified complaint
16 filed against him.

17 8. RESPONDENT failed to supply a response to any of those 20 Division letters.

18 9. By way of letter dated August 28, 2017, the Division required RESPONDENT to
19 respond to the 20 complaints filed against him.

20 10. RESPONDENT failed to supply a response to the Division's August 28, 2017 letter.

21 11. On August 30, 2017, a Division investigator went to the O2 Office.

22 12. There were no signs for O2 upon the premises of 2005 Sierra Highlands Drive, Reno,
23 Nevada.

24 CONCLUSIONS OF LAW

25 The Commission, based upon the preponderance of the evidence, makes the following legal
26 conclusions:

27 1. RESPONDENT received proper notice of the hearing pursuant to NRS Chapters 645
28 and 223B and NAC Chapter 645.

1 2. Pursuant to NAC 645.860, the Commission finds that the following charges specified in
2 the Complaint are true and supported by substantial evidence.

3 3. RESPONDENT violated NRS 645.630(1)(f) on *fifty-eight (58) occasions* by failing,
4 within a reasonable time, to account for or to remit any money which came into his possession and
5 which belongs to others.

6 4. RESPONDENT violated NAC 645.605(11)(a) and/or (b) on *twenty-one (21) occasions*
7 by failing to disclose all facts and documents pertinent to an investigation to members of the Division's
8 staff conducting the investigation.

9 5. RESPONDENT violated NRS 645.560 and NAC 645.615 by failing to erect and
10 maintain a sign in a conspicuous place upon the premises of his place of business.

11 6. RESPONDENT violated NRS 645.550 and NAC 645.627 by failing to have and
12 maintain a definite place of business within the State.

13 **ORDER**

14 IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a total fine of
15 \$811,738.73. The total fine reflects a fine of \$810,000 for committing each of the above violations of
16 law, plus \$1,738.73 for hearing and investigative costs. Respondent shall pay the total fine to the
17 Division within ninety (90) days of the effective date of this Order. The Division may institute debt
18 collection proceedings for failure to timely pay the total fine.

19 IT IS FURTHER ORDERED that RESPONDENT's real estate license and property
20 management permit are hereby REVOKED.

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

23 This Order shall become effective on the 1st day of MARCH, 2018.

24 Dated this 23 day of JANUARY, 2018.

25 REAL ESTATE COMMISSION
26 STATE OF NEVADA

27 By: 
28 President, Nevada Real Estate Commission