

1 3. On or about July 28, 2018, the Division received a Complaint from Broker Keith
2 Thompson ("Complainant") that RESPONDENT was acting as a property manager without a license.

3 4. Complainant alleges that the RESPONDENT was doing leasing, collecting rents,
4 coordinating repairs and charging a management fee.

5 5. The properties under management by the RESPONDENT included:

6 a. #1089 at 8250 Grand Canyon, Las Vegas

7 b. #1100 at 8250 Grand Canyon, Las Vegas

8 c. # 3025 at 6955 N. Durango, Las Vegas

9 d. # 3010 at 6955 N. Durango, Las Vegas

10 e. # 1059 at 6955 N. Durango, Las Vegas

11 f. # 2083 at 6955 N. Durango, Las Vegas

12 (# 23, 34).

13 6. The RESPONDENT sent the property owner emails providing information regarding
14 property management reports and bank deposits.

15 7. The RESPONDENT provided the Claimant information as to the properties she was
16 managing.

17 8. The RESPONDENT provided the property owner several rental agreements.

18 i. Month to Month rental agreement for 6955 N. Durango Dr. # 1059 signed
19 by RESPONDENT as "agent for the owner" dated 4/1/18

20 ii. Month to month rental agreement for 6955 N. Durango Dr. # 3025 signed
21 by RESPONDENT as "agent for the owner," dated 3/1/18.

22 iii. Rental agreement for 8250 Grand Canyon #1089, dated January 1, 2018
23 signed by RESPONDENT as Landlord/Management.

24 iv. Month to month rental agreement for 8250 Grand Canyon #1100, dated
25 January 1, 2018 signed by RESPONDENT as Agent for the Owner.

26 9. The RESPONDENT provided the property owner with invoices for repairs
27 performed at the properties.

28 i. 6955 Durango Dr. #1069

- 1 ii. 6955 Durango Dr. #2083
- 2 iii. 6955 Durango Dr. #3010
- 3 iv. 8250 Grand Canyon Dr. #1089
- 4 v. 8250 Grand Canyon Dr. #1100

5 10. The RESPONDENT provided the property owner with management reports.

6 a. Rental and leasing commission invoices.

7 i. The RESPONDENT charged 7% monthly commission totaling \$689.50
8 for the months of November, 2017, December 2017, January 2018 and
9 February 2018

10 ii. The RESPONDENT charged leasing commission for 7 leases at \$350.00
11 per lease totaling \$2,450.00

12 b. Management Statements generated by the RESPONDENT and provided to the
13 property owner.

14 i. The RESPONDENT collected \$22,775.00 in rent between March 2017 and
15 December 2017.

- 16 1. RESPONDENT deposited \$ 8650.00 in the bank.
- 17 2. RESPONDENT refunded \$2,025.00 in security deposits.
- 18 3. RESPONDENT took \$2,450.00 in commissions
- 19 4. RESPONDENT charged \$6,353.00 in turn over costs
- 20 5. RESPONDENT charged \$4380.00 for work orders and materials

21 ii. The RESPONDENT collected \$23,238.00 in rent between January and
22 June 2018.

- 23 1. The RESPONDENT deposited \$12,500.00 for the months of
24 January, March, May and June 2018.

25 11. On July 30, 2018, the Division sent RESPONDENT a letter by certified mail to her last
26 known address, 428 Miratan Street, Las Vegas, Nevada, informing her that the Division was opening an
27 investigation for unlicensed property management activities.

28 12. The Letter was returned to the Division and marked as "Unclaimed," "Return to Sender"

1 and "Unable to Forward."

2 13. On or about August 23, 2018, the Division emailed a copy of the July 30, 2018 letter to
3 the RESPONDENT at the last known email address. The RESPONDENT did not respond.

4 14. On August 29, 2019, the Division sent the RESPONDENT a Cease and Desist Order by
5 Certified Mail. The mail was returned as "Unclaimed" and Unable to Forward."

6 15. On or about October 5, 2018, the Division sent the RESPONDENT a certified letter to
7 the Miratan Street address, informing her that the Division has sufficient evidence to commence
8 disciplinary action against her, and plans to file a Complaint for hearing before the Real Estate
9 Commission. The return receipt appears to indicate that the RESPONDENT received and signed for the
10 letter.

11 CONCLUSIONS OF LAW

12 The Commission, based upon the preponderance of the evidence, makes the following
13 legal conclusions:

14 1. RESPONDENT violated NRS 645.230(1)(a) and/or NRS 645.235(1)(a) by engaging in
15 the business of, acting in the capacity of, or advertising or assuming to act as a real estate broker, real
16 estate broker-salesperson, real estate salesperson within the State of Nevada without first obtaining a real
17 estate license or from the Division.

18 2. RESPONDENT violated 645.230(1)(b) by engaging in the business of, acting in the
19 capacity of a property manager without obtaining a permit to engage in property management from the
20 Division.

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1 **ORDER**

2 IT IS HEREBY ORDERED that RESPONDENT shall pay to the Division a total
3 amount of \$6,301.38. That amount reflects a fine of \$5,000 for committing the above
4 violations of law plus \$1,301.38 for hearing and investigative costs. RESPONDENT shall
5 pay the total amount to the Division within ~~ninety~~^{sixty} (60) days of the effective date of this
6 Order. The Division may institute debt collection proceedings for failure to timely pay
7 the total amount.

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

10 This Order shall become effective on the 19th day of May, 2019.

11 DATED this 19th day of April, 2019.

12 REAL ESTATE COMMISSION
13 STATE OF NEVADA

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16 By: 

17 President, Nevada Real Estate
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