

BRIAN SANDOVAL  
Governor

STATE OF NEVADA



TERRY REYNOLDS  
Interim Director

SHARATH CHANDRA  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
www.red.nv.gov

November 16, 2018

Certified Mail #: 7016 3010 0000 5781 1213

Jason Farrant  
2408 Tam Drive  
Las Vegas, NV. 89102

RE: NRED v Jason Farrant  
Case No: 2017-1167

Mr. Farrant:

Enclosed you will find the Decision entered by the Nevada Real Estate Commission at the meeting held September 11, 2018 in Las Vegas, Nevada. This is the fully executed copy for your records.

The Commission has ordered the following:

- Respondent pay a total of \$5,835.19 to the Division. The total fine reflects a fine of \$5,000.00 plus hearing and investigative costs of \$835.19.

Effective Date of Order: **December 17, 2018**  
Payment Due Date: **January 16, 2019**

Submit your payment to the address below. Checks or money orders are to be made payable to the "Nevada Real Estate Division".

Nevada Real Estate Division  
3300 West Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

There are two copies of this letter enclosed, one copy is marked "Remittance Copy" and should be returned with your check or money order to the Nevada Real Estate Division. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

Please note that the Division staff does not have the authority to extend the due date for your fine which was ordered by the Commission. If you find that you are unable to meet the required due date, you will need to request in writing that you be placed on the agenda for a Commission hearing in which Respondent will be allowed to request an extension from the Commission. This request should be made several months prior.

Sincerely,



Teralyn Thompson  
Administration Section Manager  
Telephone: (702) 486-4036  
Email: [tlthompson@red.nv.gov](mailto:tlthompson@red.nv.gov)

Enclosures as indicated

cc: Sharath Chandra, Administrator  
Peter Keegan, Deputy Attorney General  
Compliance Section  
Education Section  
Fiscal

BEFORE THE REAL ESTATE COMMISSION  
STATE OF NEVADA

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

Petitioner,

vs.

JASON FARRANT,

Respondent.

Case No. 2017-1167

**FILED**

NOV 16 2018

REAL ESTATE COMMISSION  
BY 

**DECISION**

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

1. Respondent was properly served with a copy of the Complaint and Notice of Hearing.
2. RESPONDENT has never obtained from the Division a real estate license or a permit to engage in property management.
3. RESPONDENT engaged in property management activities for real properties located at 2408 Tam Drive, Las Vegas, Nevada, and 312 West Cleveland Avenue, Las Vegas, Nevada.
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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