	DECISION			
	NORIKO H. HOSODA, Respondent.	RE. BY		
	vs.			
	Petitioner,	្រាស់		
	SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA,	Case No. 2018-1281		
	STATE OF NEVADA			
	BEFORE THE REAL ESTATE COMMISSIO			
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FILED JUL 17 2020 REAL ESTATE COMMISSION

COMMISSION

This matter came on for hearing before the Nevada Real Estate Commission, State of Nevada ("Commission") on Thursday, June 18, 2020, on-line via Webex platform, with telephonic access. Respondent NORIKO H. HOSODA ("RESPONDENT") failed to call in to the meeting. Dennis L. Belcourt, 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 Commission having heard testimony that RESPONDENT was given due notice, and the RESPONDENT having failed to appear, the Commission now enters its Findings of Fact and Conclusions of Law as follows:

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## **FINDINGS OF FACT**

RESPONDENT at all relevant times mentioned in this Complaint conducted activities for which a license or permit is required by NRS Chapter 645 and is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC chapter 645.

24 1. RESPONDENT at all relevant times herein was a broker licensed under NRS Chapter 25 645, B.00001449.LLC, Hosoda International Investment, LLC, and held a property management permit, 26 PM.0164786. RESPONDENT's license and permit are expired.

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1	2.	RESPONDENT received money from Complainant Chong Hummel (Complainant), in	
2	wire transfers between 2010 and 2014, with the understanding that RESPONDENT would purchase and		
3	manage prope	erties for Complainant, to be held in Complainant's name.	
4	3.	The bank accounts to which RESPONDENT had Complainant wire money to purchase or	
5	manage properties were not set up as trust accounts.		
6	4.	RESPONDENT represented to Complainant that she purchased and managed the	
7	following three Las Vegas properties ("the three properties") when in fact she did not purchase or manage		
8	them for Complainant:		
9		a. 6800 E. Lake Mead #1048	
10		b. 3318 N. Decatur #2073	
11		c. 7885 W. Flamingo Road, #1009	
12	5.	RESPONDENT provided Complainant a copy of a deed purportedly granting to	
13	Complainant 6800 E. Lake Mead #1048.		
14	6.	The copy of the deed in paragraph 5 was forged.	
15	7.	Complainant, who lived in Hawaii, only discovered that she did not own the three	
16	properties in 2018.		
17	8.	RESPONDENT filed two trust account reconciliations ("TARs") with the Division in or	
18	about March 2018.		
19	9.	The two TARs referred to in paragraph 8 were for accounts that were not set up as trust	
20	accounts.		
21	10.	On or about September 7, 2018, the Division requested that RESPONDENT provide her	
22	transaction records for the three properties.		
23	11.	On December 5, 2018, RESPONDENT indicated she did not have any documents for the	
24	three properties.		
25		CONCLUSIONS OF LAW	
26	RESP	ONDENT has committed the following violations of law:	
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1	12. RESPONDENT violated NRS 645.633(1)(i), conduct constituting deceitful, fraudulent	Ł
2	or dishonest dealing, by misrepresenting that she had acquired or managed on Complainant's behalf three	,
3	properties.	
4	13. RESPONDENT violated NRS 645.633(1)(i), conduct constituting deceitful, fraudulent	(
5	or dishonest dealing, by providing Complainant a forged deed on one of the three properties.	
б	14. RESPONDENT violated NRS 645.310(4) by causing funds to be held for her client or	7
7	third persons to be kept in accounts that are not designated as trust accounts.	
8	15. RESPONDENT violated NRS 645.630(1)(e) by failing to maintain, for review or audit	t
9	by the Division, transaction files for the three properties.	
10	ORDER	
11	IT IS HEREBY ORDERED that all RESPONDENT's licenses and permits issued by the Division	ı
12	are revoked and that RESPONDENT shall pay to the Division a fine of \$40,000 and investigative costs	3
13	and attorneys' fees in the amount of \$1,881.86, payment of which shall be due 90 days from the effective	3
14	date of this Order. If the payment is not actually received by the Division on or before its due date, it	t
15	shall be construed as an event of default by Respondent. The State of Nevada may institute deb	t
16	collection proceedings for failure to timely pay fines, fees or costs, and may reduce the amount owed to	2
17	judgment. RESPONDENT may be liable for collection fees and costs.	
18	The Commission retains jurisdiction for correcting any errors that may have occurred in the	e
19	drafting and issuance of this Decision.	
20	This Order shall become effective on the $16^{th}$ day of August, 2020.	
21	DATED this 17th day of July, 2020.	
22	REAL ESTATE COMMISSION	
23	STATE OF NEVADA	
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25	By: President, Nevada Real Estate Commission	
26	Tresident, Nevada Real Estate Commission	
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