

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

FILED

AUG 06 2020

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

Case Nos. 2019-832
2019-639

REAL ESTATE COMMISSION
BY *Emily Dattler*

Petitioner,

**STIPULATION AND ORDER
FOR SETTLEMENT
OF DISCIPLINARY ACTIONS**

vs.

LARRY D. JANVRIN,

Respondent.

This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record, Karissa D. Neff, Deputy Attorney General, and Larry D. Janvrin ("RESPONDENT"), by and through his attorney of record, Leo P. Flangas, Esq. of Flangas Law Firm.

RESPONDENT was at all relevant times mentioned in this Complaint licensed as a broker and holds a property management permit and is therefore subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINTS

1. RESPONDENT is currently licensed by the Division as a broker under B.0007364.CORP and holds an active property management permit (PM.0162187.BKR).

2. RESPONDENT has been licensed as a broker since 1987 and has held a property management permit since 2005.

1 3. RESPONDENT is an officer, director, and owner of INXS, INC., a Nevada corporation
2 doing business as A.C.E Property Management ("ACE").

3 4. RESPONDENT's wife, Shannon Janvrin, is, or was, the secretary and treasurer of ACE, and
4 upon information and belief, is also an owner of ACE.

5 5. Mrs. Janvrin was licensed by the Division as a broker salesperson (BS.0015422) since
6 March of 1999 and also held a property manager permit (PM.0115422), both of which expired on
7 March 31, 2019 due to non-renewal.

8 6. ACE provides property management services to clients in Clark County, Nevada.

9 7. Robert L. Hunt II ("Hunt") hired ACE to provide property management services for one of
10 his residential rental properties located at 1721 Shadow Mountain Place, Las Vegas, NV 89108
11 ("Property").

12 8. On July 17, 2019, after failing to receive rental money due from the Property, Hunt filed a
13 complaint with the Division.

14 9. In his complaint with the Division, Hunt stated that he became concerned on or around July
15 1, 2019, regarding ACE's management of the Property and regarding the funds ACE was holding in
16 trust due to him from the Property.

17 10. According to the 2018 tax information ACE provided to Hunt, ACE was holding funds due
18 to him in the amount of \$24,358.86 ("Funds Owed").

19 11. On or around July 1, 2019, Hunt contacted RESPONDENT regarding the Funds Owed and
20 requested that RESPONDENT transfer the Funds Owed to his checking account.

21 12. RESPONDENT informed Hunt that he would transfer the Funds Owed to Hunt's checking
22 account within two days.

23 13. As of July 8, 2019, RESPONDENT failed to transfer Hunt the Funds Owed, and to date, has
24 failed to transfer Hunt the Funds Owed.

25 14. Thereafter, Hunt made repeated attempts to contact RESPONDENT, ACE, and/or ACE's
26 employees regarding the Funds Owed but received no response back.

27 15. On July 26, 2019, the Division properly notified RESPONDENT that it had opened an
28 investigation regarding Hunt's complaint and requested a copy of the transaction file for the Property.

1 16. On August 4, 2019, attorney Leo P. Flangas, Esq. ("Flangas") responded to the Division on
2 behalf of both RESPONDENT and Mrs. Janvrin.

3 17. In Flangas' response to the Division, Flangas stated that RESPONDENT recently
4 discovered discrepancies in his bank accounts, intended to close his business, and was exploring ways
5 to handle its wind up and closure.

6 18. RESPONDENT's wife provided an affidavit to the Division but invoked her 5th Amendment
7 right to remain silent.

8 19. RESPONDENT provided an affidavit to the Division and stated that he had only recently
9 became aware of a discrepancy in his company's trust accounts, notified the Division of the same, and
10 delivered the Division the company's annual trust account reconciliations.

11 20. RESPONDENT also claimed any further information he knew was subject to the spousal
12 privilege.

13 21. On or around August 22, 2019, RESPONDENT emailed Hunt and stated that money was
14 missing from ACE's trust accounts and that, "we cannot cover the amount due in your account at this
15 time."

16 22. On October 10, 2019, the Division properly gave notice to RESPONDENT that it intended
17 to file a complaint for hearing before the Real Estate Commission.

18 23. On or around May 30, 2019, RESPONDENT submitted a Trust Account Reconciliation to
19 the Division for an account ending in 4735.

20 24. The reconciliation showed a shortage of approximately \$83,308.78 in the rental trust
21 account and a shortage of approximately \$186,181.61 in the security deposit account.

22 25. On or around June 14, 2019, a trust account reviewer for the Division Enforcement Section
23 contacted RESPONDENT to discuss the Trust Account Reconciliations because they were out of
24 balance.

25 26. RESPONDENT informed the Division's account reviewer that, "his wife who had been in
26 charge of his books for many years has been converting the money from one account to the other and
27 there is a shortage in excess of \$300,000 dollars."

28 27. RESPONDENT informed the Division's account reviewer that his wife was not a signatory

1 to the trust accounts but had been making electronic withdrawals.

2 28. RESPONDENT also informed the Division's account reviewer that eventually the money
3 would run out and that he would not be able to refund deposits or cover expenses for his
4 landlord/owner clients.

5 29. On or around August 5, 2019, the Division properly notified RESPONDENT of its
6 investigation and requested that he explain the discrepancies in two of his trust accounts and also
7 requested the following documents: (1) any and all residential management lease agreements from
8 December 2018 to April 2019, and (2) Any and all Residential Lease Agreements from December 2018
9 to April 2019.

10 30. In his response to the Division, RESPONDENT stated, "I only recently became aware of
11 the discrepancy in the bank accounts. After I learned of the discrepancy with the bank accounts, I
12 notified the Real Estate Division and delivered the annual reconciliation. All other information I know
13 is privilege (sic) under spousal privilege."

14 31. RESPONDENT's wife also provided a response to the Division and stated, "I hereby invoke
15 my 5th Amendment Constitutional Right to remain silent."

16 32. RESPONDENT and his wife's attorney, Leo P. Flangas, Esq. ("Flangas") also responded to
17 the Division and stated that RESPONDENT's intent was to close his business due to the discrepancies
18 with the bank accounts that he had recently discovered and that they were exploring options to wind up
19 and close the business.

20 33. Thereafter, Flangas informed the Division that RESPONDENT sold his company to
21 Platinum Group Companies, LLC dba Centurion Property Management ("Centurion") and that pursuant
22 to their agreement, Centurion would fund any short falls in both trust accounts so that ACE's former
23 landlord/owner clients would be made whole.

24 SUMMARY OF VIOLATIONS OF LAW ALLEGED IN THE COMPLAINTS

25 RESPONDENT committed the following violations of law:

26 Case No: 2019-832
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1 With respect to Case No. 2019-639, RESPONDENT agrees as follows:

2 1. RESPONDENT agrees to pay the Division a total amount of \$9,326.16, consisting of an
3 \$8,000.00 fine imposed by the Division, and the Division's pre-hearing costs and attorneys' fees in the
4 amount of \$1,326.16

5 2. RESPONDENT further agrees that all permits and licenses he has with the Division are
6 hereby revoked as provided in this Stipulation.

7 B.

8 1. The total amount due to the Division in the settlement of both actions referenced herein shall
9 be \$22,283.60 ("Amount Due"). The Amount Due shall be payable to the Division as follows:

10 RESPONDENT shall make monthly payments to the Division in the amount of \$371.40 per
11 month, with the first payment due to the Division beginning the first day of August, 2020, and due the
12 first day of each consecutive month thereafter, until the Amount Due to the Division is paid in full and
13 RESPONDENT is permitted to prepay the amount owed.

14 2. After RESPONDENT pays the Amount Due to the Division as set forth in this Stipulation,
15 should RESPONDENT desire to become obtain any licenses and/or permits from the Division, the
16 Division agrees that RESPONDENT has the right to reapply for a new license pursuant to this
17 Agreement after all of the above requirements are satisfied. RESPONDENT to
18 submit a new application to the Division and comply will all Division requirements. RESPONDENT
19 acknowledges and understands that upon any denial of application for licensure by the Division,
20 RESPONDENT can appeal to the Commission.

21 3. RESPONDENT and the Division agree that by entering into this Stipulation, the Division
22 does not concede any defense or mitigation RESPONDENT may assert and that once this Stipulation is
23 approved and fully performed, the Division will close its file in this matter.

24 4. RESPONDENT agrees and understands that by entering into this Stipulation,
25 RESPONDENT is waiving his right to a hearing at which RESPONDENT may present evidence in his
26 defense, his right to a written decision on the merits of the complaint, his rights to reconsideration
27 and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded by the
28 Nevada Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and

1 accompanying regulations, and the federal and state Constitutions. RESPONDENT understands that
2 this Agreement and other documentation may be subject to public records laws. The Commission
3 members who review this matter for approval of this Stipulation may be the same members who
4 ultimately hear, consider, and decide the Complaint if this Stipulation is either not approved by the
5 Commission or is not timely performed by RESPONDENT. RESPONDENT fully understands that he
6 has the right to be represented by legal counsel in this matter at his own expense.

7 5. Each party shall bear their own attorney's fees and costs, except as provided above.

8 6. Approval of Stipulation. Once executed, this Stipulation will be filed with the
9 Commission and will be placed on the agenda for approval at its next public meeting. The Division
10 will recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the
11 Commission may approve, reject, or suggest amendments to this Stipulation that must be accepted or
12 rejected by RESPONDENT before any amendment is effective.

13 7. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests
14 amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation,
15 and the Division may pursue its Complaint before the Commission. This Stipulation then shall become
16 null and void and unenforceable in any manner against either party.

17 8. Release. In consideration of the execution of this Stipulation, RESPONDENT for
18 himself, his heirs, executors, administrators, successors, and assigns, hereby releases, remises, and
19 forever discharges the State of Nevada, the Department of Business and Industry, and the Division, and
20 each of their respective members, agents, employees, and counsel in their individual and representative
21 capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions,
22 claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had,
23 now has, may have, or claim to have against any or all of the persons or entities named in this section,
24 arising out of or by reason of the Division's investigation, this disciplinary action, and all other matters
25 relating thereto. In the event this settlement is approved, the Division agrees to release and discharge
26 RESPONDENT from any further causes of action, suits, or disciplinary actions arising from these case
27 numbers.

28 9. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the

1 State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their
2 respective members, agents, employees, and counsel, in their individual and representative capacities,
3 against any and all claims, suits, and actions brought against said persons and/or entities by reason of
4 the Division's investigation, this disciplinary action, and all other matters relating thereto, and against
5 any and all expenses, damages, and costs, including court costs and attorney fees, which may be
6 sustained by the persons and/or entities named in this section as a result of said claims, suits, and
7 actions.

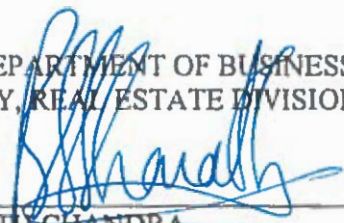
8 10. Default. In the event of default under this Stipulation, RESPONDENT agrees that
9 the unpaid balance of the administrative fine and costs, together with any attorneys' fees and costs that
10 may have been assessed, shall be due in full to the Division within ten calendar days of the date of
11 default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the
12 Division or its assignee.

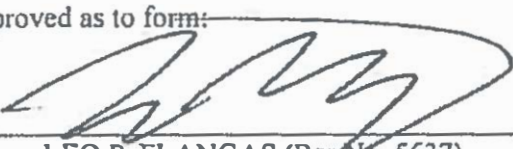
13 11. RESPONDENT has signed and dated this Stipulation only after reading and understanding
14 all terms herein and discussing with counsel.

15 DATED this 16th day of June, 2020.

DATED this 4th day of July, 2020.

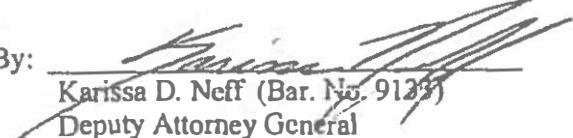
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20 By: 
LARRY JANVIN

NEVADA DEPARTMENT OF BUSINESS
& INDUSTRY, REAL ESTATE DIVISION

By: SHARATH CHANDRA
Administrator

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23 Approved as to form:
24 By: 
25 LEO P. FLANGAS (Bar No. 5637)
26 Flangas Law Firm
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28 Las Vegas, NV 891101
Attorney for RESPONDENT

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2019-639

REAL ESTATE COMMISSION

BY *Evelyn T. Pettit*

Petitioner,

vs.

LARRY D. JANVRIN.

Respondent.

**ORDER APPROVING STIPULATION AND
ORDER FOR SETTLEMENT
OF DISCIPLINARY ACTIONS**

**ORDER APPROVING STIPULATION AND ORDER
FOR SETTLEMENT OF DISCIPLINARY ACTIONS**

That certain Stipulation and Order for Settlement Actions in these matters, having come before the Real Estate Commission, Department of Business and Industry, State of Nevada, during its regular agenda commencing on June 16, 2020, and the Commission being fully apprised in the premises, and good cause appearing,

IT IS SO ORDERED that the Stipulation and Order for Settlement of Disciplinary Action in this matter, entered into by Petitioner and Respondent, is approved in full.

Dated: August 6, 2020.

REAL ESTATE COMMISSION
STATE OF NEVADA

By: *[Signature]*
President, Nevada Real Estate Commission

1 Submitted by:

2 AARON D. FORD
3 Attorney General

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5 By: 

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