

**FILED**

**BEFORE THE REAL ESTATE COMMISSION**

SEP 16 2020

**STATE OF NEVADA**

REAL ESTATE COMMISSION

BY *Swamy Pattle*

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

Case No. 2018-1703

Petitioner,

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND ORDER**

vs.

CINDY KRSHUL,

Respondent.

**DECISION**

This matter came before the Nevada Real Estate Commission ("Commission") for hearing on Tuesday, September 2, 2020, via virtual telephone and video conference. Respondent Cindy Krshul ("Respondent") did not appear. Deputy Attorney General, Peter K. Keegan, 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:

**JURISDICTION**

RESPONDENT engaged in activities, which require a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and/or a permit to engage in property management, issued by the Division, and is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS and NAC 645.

**FINDINGS OF FACT**

The Commission, finds that there is substantial evidence in the record to establish each of the following:

1           1.     The Respondent failed to appear on the date and time scheduled for this  
2 matter, as required by NAC 645.860.

3           2.     Proper notice was served upon the Respondent and Respondent's Broker in  
4 accordance with NRS 645.680(5).

5           3.     Respondent's Broker of Record appeared at the scheduled time for the hearing  
6 in this matter.

7           4.     Default is entered against the Respondent pursuant to NAC 645.860 and the  
8 charges in the Complaint and Notice of Hearing, and recited herein, are considered true.

9           5.     On or about December 13, 2018, the Division received a statement of fact  
10 ("complaint") complaining that the RESPONDENT had engaged in unlicensed property  
11 management, failed to remit rental payments and security deposits timely, and was  
12 unresponsive to owners.

13          6.     On or about December 17, 2018, the Division sent an investigation-opening  
14 letter to RESPONDENT, which required RESPONDENT to provide a sworn statement  
15 responding to the complaint and a complete copy of the broker's file for the property in  
16 question by December 31, 2018.

17          7.     On or about January 14, 2019, the Division received the RESPONDENT's  
18 sworn-affidavit and a partial copy of the brokerage file for the property in question.

19          8.     On or about February 5, 2019, the Division received additional documentation  
20 from the broker's property management file in question.

21          9.     On or about May 21, 2019, the Division received a copy of the lease agreement  
22 for the property in question.

23          10.    On or about May 29, 2019, the Division sent RESPONDENT an NRS 233B  
24 letter indicating that the Division's investigation had obtained sufficient evidence to  
25 commence disciplinary action by filing a complaint with the Nevada Real Estate  
26 Commission ("Commission").

27          11.    The Division issued RESPONDENT a corporate real estate broker's license,  
28 B.1000682.CORP, on August 20, 2010.



