

1 BEFORE THE REAL ESTATE COMMISSION
2 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

7 Petitioner,

8 vs.

9 LARRY D. JANVRIN,

10 Respondent.

Case No. 2019-639

FILED

FEB 07 2020

REAL ESTATE COMMISSION
BY *Swelby Patten*

11 **COMPLAINT AND NOTICE OF HEARING**

12 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY
13 OF THE STATE OF NEVADA ("Division") hereby notifies LARRY D. JANVRIN (RESPONDENT),
14 of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION
15 ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada
16 Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose
17 of the hearing is to consider the allegations stated below and to determine if RESPONDENT should be
18 subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/or NRS
19 622.400, and the discipline to be imposed, if violations of law are proven.

20 **JURISDICTION**

21 1. At all relevant times, RESPONDENT was licensed by the Division a broker under
22 B.0007364.CORP and holds an active property management permit (PM.0162187.BKR) and is therefore
23 subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645
24 and NAC chapter 645.

25 **FACTUAL ALLEGATIONS**

26 2. At all relevant times, RESPONDENT was licensed by the Division as a broker under
27 B.0007364.CORP and holds an active property management permit (PM.0162187.BKR).

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

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

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

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

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

9 8. On or around May 30, 2019, RESPONDENT submitted a Trust Account Reconciliation to the
10 Division for an account ending in 4735.

11 9. The reconciliation showed a shortage of approximately \$83,308.78 in the rental trust account
12 and a shortage of approximately \$186,181.61 in the security deposit account.

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

15 11. RESPONDENT informed the Division’s account reviewer that, “his wife who had been in
16 charge of his books for many years has been converting the money from one account to the other and
17 there is a shortage in excess of \$300,000 dollars.”

18 12. RESPONDENT informed the Division’s account reviewer that his wife was not a signatory
19 to the trust accounts but had been making electronic withdrawals.

20 13. RESPONDENT also informed the Division’s account reviewer that eventually the money
21 would run out and that he would not be able to refund deposits or cover expenses for his landlord/owner
22 clients.

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

28 15. In his response to the Division, RESPONDENT stated, “I only recently became aware of the

1 discrepancy in the bank accounts. After I learned of the discrepancy with the bank accounts, I notified
2 the Real Estate Division and deliver the annual reconciliation. All other information I know is privilege
3 (sic) under spousal privilege.”

4 16. RESPONDENT’s wife also provided a response to the Division and stated, “I hereby invoke
5 my 5th Amendment Constitutional Right to remain silent.”

6 17. RESPONDENT and his wife’s attorney, Leo P. Flangus, Esq. (“Flangus”) also responded to
7 the Division and stated that RESPONDENT’s intent was to close his business due to the discrepancies
8 with the bank accounts that he had recently discovered and that they were exploring options to wind up
9 and close the business.

10 18. Thereafter, Flangus informed the Division that RESPONDENT sold his company to Platinum
11 Group Companies, LLC dba Centurion Property Management (“Centurion”) and that pursuant to their
12 agreement, Centurion would fund any short falls in both trust accounts so that ACE’s former
13 landlord/owner clients would be made whole.

14 VIOLATIONS

15 RESPONDENT committed the following violations of law:

16 1. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) by committing
17 gross negligence or incompetence by breaching his obligation of absolute fidelity to his principal’s
18 interest or her obligation to deal fairly with all parties to a real estate transaction by failing to properly
19 supervise his company’s trust accounts.

20 2. RESPONDENT violated NAC 645.600(1) by failing to supervise his wife’s handling of the
21 Company’s money.

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1 **DISCIPLINE AUTHORIZED**

2 1. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an
3 administrative fine of up to \$10,000 per violation against RESPONDENT and further to suspend, revoke
4 or place conditions on the license of RESPONDENT.

5 2. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of the
6 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission
7 otherwise imposes discipline on RESPONDENT.

8 3. Therefore, the Division requests that the Commission take such disciplinary action as it deems
9 appropriate under the circumstances.

10 **NOTICE OF HEARING**

11 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the
12 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
13 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

14 **THE HEARING WILL TAKE PLACE on March 10, 2020 commencing at 9:00 a.m., or as**
15 **soon thereafter as the Commission is able to hear the matter, and each day thereafter commencing**
16 **at 9:00 a.m. through March 12, 2020 or earlier if the business of the Commission is concluded. The**
17 **Commission meeting will be held on March 10, 2020, at the Grant Sawyer Building, 555 East**
18 **Washington Avenue, Room 4401, Las Vegas, Nevada 89101. The meeting will continue on March**
19 **11, 2020 at the Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las Vegas,**
20 **Nevada 89101, commencing at 9:00 a.m., and on March 12, 2020, should business not be concluded,**
21 **starting at 9:00 a.m. at the Grant Sawyer Building, 555 East Washington Avenue, Room 4401, Las**
22 **Vegas, Nevada 89101.**

23 **STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same**
24 **time as part of a regular meeting of the Commission that is expected to last from March 10, 2020**
25 **through March 12, 2020, or earlier if the business of the Commission is concluded. Thus, your**
26 **hearing may be continued until later in the day or from day to day. It is your responsibility to be**
27 **present when your case is called. If you are not present when your hearing is called, a default may**
28 **be entered against you and the Commission may decide the case as if all allegations in the complaint**

1 were true. If you have any questions please call Evelyn Pattee, Commission Coordinator at (702)
2 486-4074.

3 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open
4 meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and
5 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or
6 professional competence. You are entitled to a copy of the transcript of the open and closed portions of
7 the meeting, although you must pay for the transcription.

8 As the Respondent, you are specifically informed that you have the right to appear and be heard
9 in your defense, either personally or through your counsel of choice. At the hearing, the Division has the
10 burden of proving the allegations in the complaint and will call witnesses and present evidence against
11 you. You have the right to respond and to present relevant evidence and argument on all issues involved.
12 You have the right to call and examine witnesses, introduce exhibits, and cross-examine opposing
13 witnesses on any matter relevant to the issues involved.

14 You have the right to request that the Commission issue subpoenas to compel witnesses to testify
15 and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate
16 the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in
17 NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

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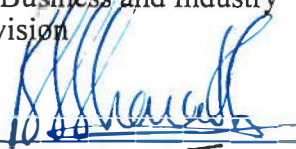
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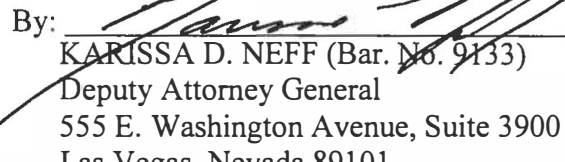
1 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
2 645 and if the allegations contained herein are substantially proven by the evidence presented and
3 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,
4 pursuant to NRS 645.235, 645.633 and or 645.630.

5 DATED this 5th day of February, 2020.

6 State of Nevada
7 Department of Business and Industry
8 Real Estate Division

9 By: 
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12 Las Vegas, Nevada 89102

13 AARON D. FORD
14 Attorney General

15 By: 
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