

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

FILED

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

Case No. 2017-48

OCT 04 2019

REAL ESTATE COMMISSION
BY *Evelyn Fatta*

Petitioner,

vs.

KEVIN DUNLAP,

Respondent.

COMPLAINT AND NOTICE OF HEARING

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division"), by and through its counsel, Aaron D. Ford, Attorney General of the State of Nevada, and Dennis L. Belcourt, Deputy Attorney General, hereby notifies RESPONDENT KEVIN DUNLAP ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

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

FACTUAL ALLEGATIONS

1. At all relevant times mentioned in this Complaint, RESPONDENT held a salesperson's real estate license with the State of Nevada, license number S.0172165.

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2. At all relevant times mentioned in this Complaint, RESPONDENT was associated with Vegas International Properties Realty Group ("VIP") and broker Glenn S. Plantone, B.1000920.LLC.

3. RESPONDENT was contacted by Ramisia Watson ("COMPLAINANT") to lease or lease-option her home at 9534 Log Jam Street.

4. RESPONDENT advertised and conducted business under the name Titan Investment Group.

5. RESPONDENT collected initial rent and deposits on behalf of COMPLAINANT from a tenant ("Tenant") for 9534 Log Jam Street.

6. RESPONDENT withheld money so collected from COMPLAINANT.

7. RESPONDENT did not at any relevant time mentioned in this complaint hold a property management permit.

8. RESPONDENT acted on behalf of both COMPLAINANT and Tenant without the written consent from both.

9. RESPONDENT listed numerous properties under his name and Titan Investment Group when in fact neither he nor Titan Investment Group was the owner.

VIOLATION

RESPONDENT has committed the following violation of law:

10. RESPONDENT violated NRS 645.230(1)(b), by engaging in property management without a permit to do so, when he received rent money and a security deposit.

11. RESPONDENT violated NRS 645.633(1)(h), NAC 645.610(1)(c) or (e), or NAC 645.611(4) in using the nickname Titan Investment Group to advertise properties and not clearly identifying the broker's name with prominence.

12. RESPONDENT violated NRS 645.630(1)(i), when he collected rent from a tenant but did not remit it to his broker.

13. RESPONDENT violated NRS 645.252(1)(d) in failing to obtain written consent to act on behalf of both parties to a lease agreement.

14. RESPONDENT violated NRS 645.630(1)(a) by making material misrepresentations in advertising lease options on his website.

1 **DISCIPLINE AUTHORIZED**

2 15. 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 16. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of
6 the proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the
7 Commission otherwise imposes discipline on RESPONDENT.

8 17. Therefore, the Division requests that the Commission take such disciplinary action as it
9 deems 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 November 5, 2019 commencing at 9:00 a.m., or**
15 **as soon thereafter as the Commission is able to hear the matter, and each day thereafter**
16 **commencing at 9:00 a.m. through November 7, 2019 or earlier if the business of the Commission is**
17 **concluded. The Commission meeting will be held on November 5, 2019, at the Nevada State**
18 **Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102.**
19 **The meeting will continue on November 6, 2019 at the Nevada State Business Center, 3300 West**
20 **Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at 9:00 a.m.,**
21 **and on November 7, 2019, should business not be concluded, starting at 9:00 a.m. at the Nevada**
22 **State Business Center, 3300 West Sahara Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada**
23 **89102.**

24 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same
25 time as part of a regular meeting of the Commission that is expected to last from November 5, 2019
26 through November 7, 2019, or earlier if the business of the Commission is concluded. Thus, your
27 hearing may be continued until later in the day or from day to day. It is your responsibility to be
28 present when your case is called. If you are not present when your hearing is called, a default may

1 be entered against you and the Commission may decide the case as if all allegations in the complaint
2 were true. If you have any questions please call Evelyn Pattee, Commission Coordinator (702) 486-
3 4074.

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

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

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

19 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
20 645 and if the allegations contained herein are substantially proven by the evidence presented and

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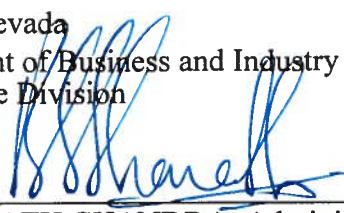
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1 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,
2 pursuant to NRS 645.235, 645.633 and or 645.630.

3 DATED this 3 day of October, 2019.

4 State of Nevada
5 Department of Business and Industry
6 Real Estate Division

7 By: 
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9 3300 West Sahara Avenue, Suite 350
10 Las Vegas, Nevada 89102

11 AARON D. FORD
12 Attorney General

13 By: 
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