

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Petitioner,

vs.

CYNTHIA L. GLICKMAN,

Respondent.

Case No. 2018-1649

FILED

MAY 15 2020

REAL ESTATE COMMISSION

BY *[Signature]*

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 CYNTHIA L. GLICKMAN ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE 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, NRS 645.630 and NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT at all relevant times mentioned in this Complaint was licensed as a broker by the Division 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. RESPONDENT has been licensed by the Division as a broker, B.0007614.Corp, operating under the corporate name Windermere Excellence, since January 15, 2014.

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2. On or about April 24, 2017, RESPONDENT and Louise W. Shelton Estate, by Latanya Riley, estate representative (“Riley”), executed a “Duties Owed” pursuant to NRS 645.193 and Exclusive Authorization and right to Sell, Exchange or Lease Brokerage Listing Agreement (ER) concerning 1605 Manhattan Dr., Las Vegas, Nevada 89106 (“1605 Manhattan”).

3. On or about December 29, 2017, Happy & Prosper LLC ("H&P"), made a written offer on 1605 Manhattan.

4. RESPONDENT is a manager of H&P.

5. H&P's written offer was on a form "Residential Purchase Agreement" presented by Respondent, who was identified thereon as buyer's broker.

6. Respondents' copy of H&P's written offer was accepted by someone purporting to be Riley on January 8, 2018.

7. Respondent's copy of several other documents related to the sale of 1605 Manhattan on ("the related documents") were also purportedly signed by Riley on or after January 8, 2018.

8. Riley's acceptance of the written offer and signatures on the related documents were forged, as Riley was in the Clark County Detention Center from January 6-9, 2018, and denies having signed the acceptance of the written offer and the related documents.

9. RESPONDENT claims that Riley signed the written offer of acceptance and the related documents.

10. The Division issued a Notice of Violation to RESPONDENT, finding RESPONDENT in violation of NRS 645.633(1)(i) and requiring her to pay a fine in the amount of \$1,000.00 by June 21, 2019.

11. RESPONDENT filed a timely appeal of the Notice of Violation.

VIOLATIONS

RESPONDENT has committed the following violations of law:

12. RESPONDENT violated NRS 645.633(1)(i), conduct which constitutes deceitful, dishonest or fraudulent, by virtue of the forgery of the documents.

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1 **DISCIPLINE AUTHORIZED**

2 13. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose
3 an administrative fine per violation against RESPONDENT that may not exceed \$10,000, and further to
4 suspend, revoke or place conditions on the license of RESPONDENT.

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

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

10 **NOTICE OF HEARING**

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

14 **THE HEARING WILL TAKE PLACE on June 16, 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 June 18, 2020, or earlier if the business of the Commission is concluded. The**
17 **Commission meeting will be held on June 16, 2020, at the Nevada State Business Center, 3300 West**
18 **Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102. The meeting will continue**
19 **on June 17, 2020, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th Floor –**
20 **Nevada Room, Las Vegas, Nevada 89102, commencing at 9:00 a.m., and on June 18, 2020, should**
21 **business not be concluded, starting at 9:00 a.m. at the Nevada State Business Center, 3300 West**
22 **Sahara Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada 89102.**

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 June 16, 2020,
25 through June 18, 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 (702) 486-
2 4074.

3 YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an open meeting
4 under Nevada's open meeting law, and may be attended by the public. After the evidence and arguments,
5 the commission may conduct a closed meeting to discuss your alleged misconduct or professional
6 competence. You are entitled to a copy of the transcript of the open and closed portions of the meeting,
7 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 645.920.

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

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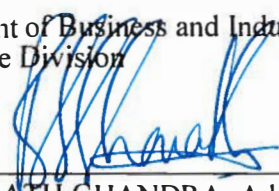
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1 determine what administrative penalty, if any, is to be assessed against the Respondent, pursuant to NRS
2 645.630 or NRS 645.633.

3 DATED this 12 day of May, 2020.

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

7 By: 
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10 Las Vegas, Nevada 89102

11 AARON D. FORD
12 Attorney General

13 By: / s / Dennis L. Belcourt
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