

FILED

JUN 30 2021

REAL ESTATE COMMISSION

Case No. 2018-1584BY

Evelyn Little

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

Petitioner,

vs.

JULES MITCHELL LEHR,

Respondent.

FINDING OF FACT, CONCLUSIONS OF LAW AND ORDER

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda commencing June 15, 2021 (the "Hearing"). RESPONDENT Jules Mitchell Lehr (hereinafter, "RESPONDENT") appeared along with his counsel, Kathryn Holbert, Esq. Karissa D. Neff, Esq., Senior Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

After hearing testimony presented in this matter and for good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

JURISDICTION

RESPONDENT, at all relevant times mentioned in this Complaint, was licensed as a real estate salesperson by the Division, and, although not holding a permit to manage property issued by the Division, was alleged to have conducted activities for which such a permit is required. He is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC chapter 645.

FINDINGS OF FACT

The Commission, based on the evidence presented during the Hearing and the vote that carried, enters the finding of the following facts:

1 1. RESPONDENT has been licensed by the Division as a real estate salesperson, S.0174507.
2 At all relevant times mentioned in this Complaint, RESPONDENT was under the broker American
3 Realty Properties, LLC. His most recent broker is Sin City Realty, LLC.

4 2. With the knowledge and permission of the owner, Jian Li (“the owner”), on or about June
5 13, 2018, RESPONDENT leased on the owner’s behalf his rental property at 9504 Valley Hills, Las
6 Vegas, Nevada 89134 (9504 Valley Hills) to Trenity Blanton, who failed to move in.

7 3. On or about July 2, 2018, RESPONDENT again rented out 9504 Valley Hills, this time to
8 Mr. Derell Love.

9 4. RESPONDENT failed to remit the portion owed to the owner that he collected from either
10 Ms. Blanton or Mr. Love.

11 5. RESPONDENT had previously settled a matter before the Commission, case no. 2016-
12 2164, involving managing property without a permit.

13 6. On or about November 26, 2018, the Division issued a Cease and Desist Order to
14 Respondent that he cease and desist from acting in the capacity of a property manager.

15 **VIOLATIONS OF LAW**

16 Based on the foregoing findings of fact, the Commission concludes, by the vote that carried,
17 that RESPONDENT committed the following violations of law:

18 7. RESPONDENT violated NRS 645.630(1)(f), by failing, within a reasonable time, to
19 account for or to remit money which he received from tenant(s) that belonged to the owner.

20 **ORDER**

21 8. RESPONDENT shall pay an administrative fine to the Division in the amount of
22 \$5,000.00, along with the Division’s costs in the amount of \$2,645.66, for a total amount of \$7,645.66
23 due to the Division (“Amount Due”). The Amount Due shall be payable to the Division within 90 days
24 of the effective date of this Order.

25 9. RESPONDENT shall also complete 6 hours of continuing education in property
26 management within 60 days of the effective date of this Order, which shall not count towards the
27 education needed for his annual license renewal.

28 10. If the Amount Due is not actually received by the Division on or before its due date or if

1 RESPONDENT fails to timely complete the required education under this Order, RESPONDENT shall
2 be deemed to be in default. In the event of default, any licenses held by RESPONDENT from the
3 Division shall be immediately suspended, and the unpaid balance of the administrative fine and costs,
4 together with any attorney's fees and costs that may have been assessed, shall be due in full to the
5 Division within ten calendar days of the date of default, and the Division may obtain a judgment for the
6 amount owed, including collection fees and costs.

7 11. The Commission retains jurisdiction for correcting any errors that may have occurred in the
8 drafting and issuance of this document.

9 12. This order shall become effective on the 30th day of July, 2021.

10 DATED this 30th day of June, 2021.

11
12 REAL ESTATE COMMISSION
STATE OF NEVADA

13
14 By: 
15 Prsident, Nevada Real Estate Commission

16 Submitted by:

17 AARON D. FORD
18 Attorney General

19 By: *Isl Karissa Neff*

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