

BEFORE THE REAL ESTATE COMMISSION

FILED

STATE OF NEVADA

SEP 23 2021

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

Case No. 2019-521

REAL ESTATE COMMISSION

BY *Evelyn Patten*

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 set for a three-day stack commencing on June 15, 2021, and was then continued to its regular agenda set for a three-day stack commencing September 14, 2021 (the "Hearing"). RESPONDENT Jules Mitchell Lehr ("RESPONDENT") appeared at the Hearing 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, 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,
2 S.0174507. At all relevant times mentioned in this Complaint, RESPONDENT was under the broker
3 American Realty Properties, LLC. His most recent broker is Sin City Realty, LLC.

4 2. On or about May 18, 2018, Edward Labate electronically signed, as tenant (“the
5 tenant”), a multi-year Residential Lease Agreement (the Agreement) prepared by RESPONDENT for
6 4350 Newview Circle, Las Vegas, NV 89103 (4350 Newview).

7 3. Under the Agreement RESPONDENT presented to the tenant, the tenant paid initial
8 costs, charges and deposits on the tenancy in the amount of \$3,500.

9 4. RESPONDENT provided the owner, Xinfeng Li (“the owner”), a different version of the
10 Agreement, which only required tenant to pay the owner initial costs, charges and deposits of only
11 \$2,000.

12 5. In the course of the Division’s investigation, RESPONDENT denied drafting the
13 Agreement, claiming instead that the owner drafted it.

14 6. RESPONDENT denied doing any property management at Newview.

15 7. However:

- 16 a. RESPONDENT collected the initial costs, charges and deposits in the amount of
17 \$3,500 from the tenant, including the \$1,500 excess over what the owner was
18 due under the owner’s version of the Agreement.
 - 19 b. RESPONDENT intended the \$1,500 or other valuable consideration as fees for
20 his management services.
 - 21 c. The Agreement provided that “agent jules lehr (sic) is to assist owner to make
22 necessary repairs and cleaning and furnish oven before tennant (sic) moves in.”
 - 23 d. RESPONDENT has in fact claimed he did cleaning and landscaping at and
24 provided a stove to 4350 Newview.
 - 25 e. RESPONDENT had previously signed a stipulation to settle a matter brought
26 before the Commission which matter involved two occasions of managing
27 property without a permit.
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