

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

**FILED**

MAY 12 2021

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

Case No. 2020-866

REAL ESTATE COMMISSION  
BY *Evelyn Patten*

Petitioner,

vs.

PAMELA JO GREEN,

Respondent.

**COMPLAINT AND NOTICE OF HEARING**

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division") hereby notifies PAMELA JO GREEN ("GREEN" AND/OR "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 RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.633 and/or NRS 645.630 and/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 also engaged in activities requiring a property management permit and broker's license from the Division despite not holding either and/or did not operate under a broker, 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 is licensed by the Division as a salesperson under license S.0075615, said license issued by the Division in February of 2007, and also holds a property management permit from the Division under PM.0167694 issued in February of 2020, both of which are in "inactive" status.

1 2. Beginning in approximately February of 2007, RESPONDENT worked as an agent for her  
2 father's (Wes Green's) property management company that did business as Integrity Real Estate &  
3 Property Management ("Integrity").

4 3. Wes Green (RESPONDENT'S father) was the broker for Integrity under license  
5 B.0001285.CORP.

6 4. On or around March 21, 2014, RESPONDENT's father and broker (Wes Green) passed away.

7 5. RESPONDENT did not notify Integrity's property management clients or the Division of her  
8 father's passing.

9 6. RESPONDENT continued to manage properties for Integrity despite not having a broker or  
10 holding a property management permit from the Division.

11 7. Following her father's death, RESPONDENT prepared and submitted, Integrity's annual trust  
12 account reconciliations to the Division bearing her deceased father's Wes Green's signature each year  
13 from 2015 through 2020.

14 8. Following her father's death, RESPONDENT completed and submitted education certificates  
15 to the Division indicating that Wes Green had completed the necessary education to renew his licenses  
16 with the Division for his 2017 and 2019 license renewals.

17 9. Following her father's death, RESPONDENT completed and submitted Wes Green's real  
18 estate and property management permit renewal applications to the Division for the years 2017 and 2019.

19 10. Following her father's death, RESPONDENT completed and submitted to the Division a  
20 Consent to Service document and a Real Estate Termination Form bearing Wes Green's signature.

21 11. On February 28, 2020, RESPONDENT applied for and obtained a property management  
22 permit from the Division.

23 12. Her property management permit application bore her deceased father's signature and he  
24 was designated as RESPONDENT's broker/property manager.

25 **Beatty Complaint**

26 13. On or around September 17, 2020, Wendy Beatty ("Beatty") filed a complaint with the  
27 Division.

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1 14. Beatty stated that she was starting a new property management company (Integrity  
2 Property Management and Investments, Inc. ("New Company"), that she and RESPONDENT were going  
3 to merge companies, and that RESPONDENT was going to utilize Beatty as her broker.

4 15. In her complaint to the Division, Beatty stated that she requested tenant deposits and  
5 September rents from RESPONDENT to enter them into the New Company's software to reflect them  
6 on the owner's statements.

7 16. Beatty stated that a couple of weeks went by and RESPONDENT had failed to provide  
8 her with the tenant deposit and rents.

9 17. Beatty stated that RESPONDENT admitted to her that she had spent the tenant deposits  
10 and rents.

### 11 **Neu Complaint**

12 18. On September 17, 2020, John Neu ("Neu") filed a complaint with the Division against  
13 RESPONDENT.

14 19. Neu stated that RESPONDENT had managed five of his residential rental properties for several  
15 years and that with all of his rental properties, tenants paid RESPONDENT (through Integrity) directly  
16 each month, and that RESPONDENT then distributed the tenant rental money into the owners' individual  
17 bank accounts.

18 20. Neu stated that from December 2019 to April 2020, the rental deposits were made every three  
19 to four months instead of monthly, without any explanation from RESPONDENT.

20 21. After Neu reviewed the rental deposits he had received from December 2019 to September  
21 2020 from RESPONDENT, he stated that he discovered a total of \$25,753.00 in tenant rents paid to  
22 RESPONDENT had not been remitted to him.

23 22. Neu stated he called RESPONDENT and she told him that she needed to take his rental income  
24 from her business account to cover a large check she had received from a friend that bounced and would  
25 distribute the money owed to Neu after she obtained a loan.

26 23. Neu did not receive the \$25,753.00 in tenant rental money owed to him by RESPONDENT.

27 24. Neu also stated that he further discovered that RESPONDENT had been operating as a  
28 property manager without a broker's license.

1 25. Neu claims that RESPONDENT embezzled a total of \$49,729.00 from him in tenant rents and  
2 in security deposits for the five properties he owned between January of 2020 and September of 2020.

3 **Nadeau Complaint**

4 26. On November 23, 2020, David Nadeau (“Nadeau”) filed a complaint with the Division against  
5 RESPONDENT.

6 27. Nadeau alleged in part, that he owned a rental property located at 11024 Mount Pendleton  
7 Street, Las Vegas, NV 89179, and had entered into a property management agreement with Integrity on  
8 May 1, 2014 (after RESPONDENT’s father’s death) to manage the property.

9 28. Nadeau stated that in May of 2020 he did not timely receive his usual rental monthly  
10 disbursement into his property owner checking account by the 10<sup>th</sup> of the month as had been the well-  
11 established custom over the first six years under the Integrity property management agreement.

12 29. Nadeau stated that that he had to contact RESPONDENT regarding the missed rental  
13 payment and received it on or around May 21, 2020.

14 30. Nadeau stated that RESPONDENT then failed to timely pay him monthly rental payments  
15 for both July and August of 2020, forcing him to initiate a formal mediation to obtain them.

16 31. Nadeau stated that throughout July, August, and September of 2020, he became aware that  
17 RESPONDENT’s broker father passed away in 2014, and believed his property was being managed by  
18 RESPONDENT, who likely was not licensed to engage in property management.

19 32. Nadeau stated that on September 1, 2020, he received an email from the New Company  
20 announcing its name change from Integrity and welcoming Beatty as its newest broker.

21 33. On September 16, 2020, Nadeau received an email on behalf of the New Company stating  
22 that Beatty would no longer be partnering with RESPONDENT, that RESPONDENT was not associated  
23 with the New Company, and RESPONDENT would be handling her separate portfolio.

24 34. On or around September 17, 2020, Nadeau terminated his property management  
25 agreement with RESPONDENT for cause and entered into a property management agreement with  
26 Berkshire Hathaway Home Services (“BHHS”) on September 18, 2020.

27 35. On September 18, 2020, BHHS’s rental property manager contacted RESPONDENT and  
28 requested RESPONDENT transfer Nadeau’s \$2,175.00 in tenant deposits to BHHS.

1 36. RESPONDENT failed to do so and Nadeau began a formal mediation process.

2 37. Pursuant to an agreement reached in the mediation, RESPONDENT agreed to transfer the  
3 tenant deposits to BHHS on or before October 28, 2020.

4 38. RESPONDENT wrote a check for the tenant deposits to BHHS on October 29, 2020, but it was  
5 returned due to insufficient funds.

6 39. Nadeau also claimed that under Integrity's property management agreement, RESPONDENT  
7 collected a management fee on seventy-six occasions, totaling over \$8,708.00 to which she was not  
8 entitled.

9 **Beranek Complaint**

10 40. On or around October 20, 2020, Yana Beranek ("Beranek") filed a complaint with the Division.

11 41. Beranek alleged that RESPONDENT had helped her purchase and manage her properties  
12 since 2009.

13 42. Beranek stated in her complaint that five months prior to her filing her complaint with the  
14 Division, RESPONDENT started delaying paying her tenant rents she collected on both of the properties  
15 she owned.

16 43. Beranek stated that RESPONDENT collected rent for the months of August and September  
17 2020 in the amount of \$2,600 but never remitted the money to her.

18 44. Beranek also stated that RESPONDENT was holding two security deposits for each property-  
19 one for \$1,145.00 and one for \$1,200.00.

20 45. Beranek claimed RESPONDENT owed her a total of \$4,945.00, that RESPONDENT had  
21 promised to pay her the money owed by the end of the week, did not, and stopped answering her phone.

22 **Czarke Complaint**

23 46. On or around December 22, 2020, Fred Czarske filed a complaint with the Division against  
24 RESPONDENT on behalf of his elderly mother, Patricia Czarske.

25 47. Czarske stated that Patricia Czarske owned property located at 7687 White Ginger Avenue in  
26 Las Vegas, Nevada.

27 48. Czarske stated that on or about May of 2014 (after RESPONDENT's broker and father's  
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1 death) RESPONDENT operated a fraudulent and illegal rental property business and suspected  
2 RESPONDENT had never been licensed to conduct property management in Nevada.

3 49. Csarke claimed that RESPONDENT had failed to transfer \$2,645.00 in tenant deposits to  
4 Csarke's new property management company, Berkshire Hathaway, and had failed to pay two months  
5 rent for January 2020 and February 2020, totaling \$4,400.00.

6 50. On September 25, 2020, the Division properly notified RESPONDENT it had opened an  
7 investigation against her and requested a response by October 12, 2020.

8 51. RESPONDENT did not respond to the Division's investigation and hired legal counsel to do  
9 so.

10 52. On October 12, 2020, RESPONDENT's legal counsel responded to the Division that  
11 RESPONDENT was asserting her Fifth Amendment privilege against self-incrimination.

12 53. On October 22, 2020, and on November 12, 2020, the Division requested to  
13 RESPONDENT's legal counsel that RESPONDENT provide the following information: (1) the name  
14 of the person who signed broker Wes Green's Trust Account Reconciliations for 2015 through 2020; (2)  
15 the name of the person who completed Wes Green's Continuing Education courses for license renewal  
16 for the years 2017 and 2019, and (3) the name of the person who completed broker Wes Green's Real  
17 Estate and Property Management Permit renewal for the years 2017 and 2019 (collectively the  
18 "Requested Information").

19 54. On November 24, 2020, the Division received a letter from RESPONDENT's attorney stating  
20 that their firm had terminated RESPONDENT's representation.

21 55. RESPONDENT herself did not respond to the Division's investigation or provide the Division  
22 with the Requested Information.

23 56. RESPONDENT's subsequent broker, Larry Hand ("Hand"), of Silver Canyon Realty  
24 Inc. ("Silver Canyon") responded to the Division's investigation on November 24, 2020.

25 57. Hand stated that he had no information on the properties referenced in the Division's letter to  
26 him and that RESPONDENT did not indicate that she was managing those properties.

27 58. Hand further stated that after becoming aware of the complaints being filed against  
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1 RESPONDENT with the Division, he spoke with RESPONDENT and asked her where \$31,400.00 in  
2 tenant deposits were.

3 59. Hand stated RESPONDENT informed him that she had used the tenant deposits for personal  
4 use.

5 60. Hand stated at no time did Silver Canyon receive any money from RESPONDENT.

6 61. Hand further stated that he told RESPONDENT to seek legal counsel, to stop  
7 managing properties, and that he was returning her license to the Division because she was “breaking the  
8 law.”

9 62. Hand stated that he returned RESPONDENT’s license to the Division on October 21, 2020.

10 63. As part of the Division’s investigation it also subpoenaed bank records for accounts held by  
11 Wes Green and/or M& W Capital Inc. dba Integrity Real Estate & Property Management.

12 64. The signature cards for Integrity’s bank accounts designated as rental trust accounts and  
13 security deposit trust accounts following RESPONDENT’s father’s death, bore only RESPONDENT’s  
14 signature and not a broker’s signature.

15 65. Bank statements from RESPONDENT’s business advantage account showed that  
16 RESPONDENT was using the account to make personal purchases.

17 66. On January 11, 2021, the Division properly notified RESPONDENT it was bringing a  
18 disciplinary action against her by filing a complaint before the Commission for a hearing.

### 19 VIOLATIONS

20 67. RESPONDENT violated NRS 645.633(1)(i) by engaging in deceitful, fraudulent or  
21 dishonest dealings by failing to notify her father’s property management clients and the Division of his  
22 passing, and by continuing to run his business under his licensure after his death, while not holding the  
23 required licensing to do so herself.

24 68. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.605(1) by engaging in  
25 gross negligence or incompetence by engaging in property management without the proper licensure  
26 from the Division and by failing to do her utmost to protect the public against fraud, misrepresentation,  
27 and unethical practices related to real estate.

28 69. RESPONDENT violated NRS 645.252(2) by failing to exercise reasonable skill and care with

1 respect to all parties to a real estate transaction.

2 70. RESPONDENT violated NRS 645.633(1)(i) six times by engaging in deceitful, fraudulent or  
3 other dishonest dealings by preparing and submitting Integrity's annual trust account reconciliations to  
4 the Division bearing her deceased father's, Wes Green's, signature each year from 2015 through 2020.

5 71. RESPONDENT violated NRS 645.633(1)(i) at least 16 times by engaging in conduct that is  
6 deceitful, fraudulent, or dishonest by submitting continuing education credits for her deceased father to  
7 the Division.

8 72. RESPONDENT violated NRS 645.633(1)(i) on at least two occasions by causing her deceased  
9 father's license renewal applications to be submitted to the Division for 2017 and 2019.

10 73. RESPONDENT violated NRS 645.633(1)(i) two times by submitting a Consent to Service  
11 document and a Real Estate Termination Form to the Division bearing Wes Green's signature following  
12 his death.

13 74. RESPONDENT violated NRS 645.633(1)(i) by submitting a property management permit  
14 application to the Division bearing her deceased father's signature designating him as RESPONDENT's  
15 broker/property manager.

16 75. RESPONDENT violated NRS 645.630(1)(f) with respect to four of Integrity's property  
17 management clients on multiple occasions by failing, within a reasonable time, to account for or remit  
18 any money which comes into her possession which belongs to others.

19 76. RESPONDENT violated NRS 645.630(1)(c) by accepting property management fees from  
20 Integrity's clients following the passing of her broker father.

21 77. RESPONDENT violated NRS 645.630(1)(d) by representing or attempting to represent a real  
22 estate broker other than whom RESPONDENT was associated with, without that express knowledge and  
23 consent.

24 78. RESPONDENT violated NRS 645.630(1)(i) by failing to place in the custody of her broker,  
25 as soon as possible, any deposit or other money entrusted to her as the representative of her licensed  
26 broker.

27 79. RESPONDENT violated NRS 645.630(1)(h) by comingling the money of her clients with her  
28 own and converting the money of others for her own use.



1 80. RESPONDENT violated NRS 645.633 (1)(h) pursuant to NAC 645.605(6) by breaching her  
2 obligation of absolute fidelity to her principal's interest or her obligation to deal fairly with all parties to  
3 a real estate transaction with respect to four of Integrity's property management clients.

4 81. RESPONDENT violated NRS 645.633(1)(h) pursuant to NAC 645.605(11)(b) by failing to  
5 provide a written response and the Requested Information to the Division.

6 82. RESPONDENT violated NAC 645.655(6) by being the only signatory on a custodial or trust  
7 account without having her broker's signature.

#### 8 **DISCIPLINE AUTHORIZED**

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

12 2. Pursuant to NRS 645.235(2), the Commission may impose an administrative fine for  
13 property management without a permit that may not exceed the amount of gain or economic benefit the  
14 RESPONDENT received or \$5,000, whichever is greater.

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

18 4. Therefore, the Division requests that the Commission take such disciplinary action as  
19 it deems appropriate under the circumstances.

#### 20 **NOTICE OF HEARING**

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

24 **THE HEARING WILL TAKE PLACE** at the Commission meeting scheduled for June 15-17,  
25 2021, beginning at approximately 9:00 a.m. each day, or until such time as the Commission concludes  
26 its business.

27 If the Governor's Emergency Directive 006 - suspending physical location requirements - is  
28 extended through the date of the meeting, then the hearing will be held via teleconference and

1 videoconference. The Commission uses WebEx for its meetings. To join the hearing go to the website  
2 Webex.com and put in the Meeting ID and Password:

3 **TUESDAY, JUNE 15, 2021** Meeting number (Access code): 146 781 4940

4 Password (Attendee ID): MviU7hMsn35 (68487467635 from phones and video systems)

5 **WEDNESDAY, JUNE 16, 2021** Meeting number (Access code): 146 558 3491

6 Password (Attendee ID): EQvcxcSw628 (37829279628 from phones and video systems)

7 **THURSDAY, JUNE 17, 2021** Meeting number (Access code): 146 559 3429

8 Password (Attendee ID): BxHjvY3b33J (29458932335 from phones and video systems)

9 If you do not have internet access, you may attend by phone at 1-844-621-3956 using the meeting  
10 numbers and passwords listed above. Some mobile devices may ask attendees to enter a numeric meeting  
11 password provided above. If Emergency Directive 006 is not extended and the meeting is held in person,  
12 then the meeting will be located at the following locations:

13 Nevada State Business Center  
14 Real Estate Division  
15 3300 West Sahara Avenue, 4th Floor Nevada Room  
16 Las Vegas, NV 89102

17 If you would like an email containing this information, before the hearing, please contact Evelyn  
18 Pattee, Commission Coordinator, at (702) 486-4074 or [epattee@red.nv.gov](mailto:epattee@red.nv.gov).

19 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same time  
20 as part of a regular meeting of the Commission that is expected to last from June 15, 2021, through June  
21 17, 2021, or earlier if the business of the Commission is concluded. Thus, your hearing may be continued  
22 until later in the day or from day to day. It is your responsibility to be present when your case is called.  
23 If you are not present when your hearing is called, a default may be entered against you and the  
24 Commission may decide the case as if all allegations in the complaint were true. If you have any  
25 questions please call Evelyn Pattee, Commission Coordinator (702) 486-4074.

26 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
27 meeting under Nevada's open meeting law and may be attended by the public. After the evidence and  
28 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or

1 professional competence. You are entitled to a copy of the transcript of the open and closed portions of  
2 the meeting, although you must pay for the transcription.

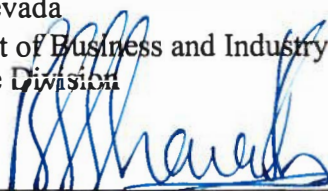
3 As the Respondent, you are specifically informed that you have the right to appear and be heard  
4 in your defense, either personally or through your counsel of choice. At the hearing, the Division has the  
5 burden of proving the allegations in the complaint and will call witnesses and present evidence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

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

13 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
14 645 and if the allegations contained herein are substantially proven by the evidence presented and  
15 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
16 pursuant to NRS 645.235, 645.633 and or 645.630.

17 DATED this 11th day of May, 2021.

18 State of Nevada  
19 Department of Business and Industry  
20 Real Estate Division

21 By:   
22 SHARATH CHANDRA, Administrator  
23 3300 West Sahara Avenue, Suite 350  
24 Las Vegas, Nevada 89102

25 AARON D. FORD  
26 Attorney General

27 By: /s/ *Karissa Neff*  
28 KARISSA D. NEFF (Bar. No. 9133)  
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