

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

Case No. 2021-383

7 Petitioner,

FILED

8 vs.

FEB 28 2023

9 JOSEPH ANDERSON,

REAL ESTATE COMMISSION
BY 

Respondent.

10 **STIPULATION FOR SETTLEMENT OF DISCIPLINARY ACTION**

11 This Stipulation for Settlement of Disciplinary Action (“Stipulation”) is entered into by and
12 between the State of Nevada, Department of Business and Industry, Real Estate Division (“Division”),
13 through its Administrator Sharath Chandra (“Petitioner”), by and through their attorney of record, Deputy
14 Attorney General Matthew Feeley and JOSEPH ANDERSON (“RESPONDENT”).

15 **JURISDICTION**

16 RESPONDENT, at the time of the alleged violation, was licensed by the Division as a
17 Salesperson. RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission,
18 and the provisions of NRS chapter 645 and NAC chapter 645.

19 **FACTUAL ALLEGATIONS**

20 1. RESPONDENT was licensed with the Division as a salesperson under license S.0078640,
21 said license being issued on May 5, 2008, and is currently in “inactive” status.

22 2. RESPONDENT’S license expired on June 30, 2021.

23 3. RESPONDENT was associated with the brokerage CUSHMAN & WAKEFIELD from
24 November 22, 2019, through March 21, 2021.

25 4. Ms. Christina Roush, the COMPLAINANT herein, holds an active broker’s license with
26 the Division, and at the time of the alleged violation was a broker with CUSHMAN & WAKEFIELD.

27 5. CUSHMAN & WAKEFIELD represented “Tivoli Village” as the exclusive listing agent.
28

1 6. CUSHMAN & WAKEFIELD also represented a tenant of “Tivoli Village,” the retail store
2 “Matriarch R+D.”

3 7. On April 5, 2021, COMPLAINANT submitted a complaint to the Division regarding
4 RESPONDANT’s actions.

5 8. COMPLAINANT alleged that RESPONDENT shoplifted merchandise from the store
6 “Matriarch R+D.” The store owner sent an email to CUSHMAN & WAKEFIELD with a video clip of
7 RESPONDENT placing the merchandise under his sweatshirt.

8 9. COMPLAINANT alleged that she had a conversation the following day, March 8, 2021,
9 with RESPONDENT wherein he confessed to stealing the merchandise and he resigned from, and was
10 subsequently terminated from, CUSHMAN & WAKEFIELD.

11 10. On April 12, 2021, the Division sent RESPONDENT, via both email and U.S. postal
12 service, a letter notifying RESPONDENT of the complaint and requesting a response to the allegations
13 by April 22, 2021.

14 11. On November 5, 2021, albeit late, RESPONDENT provided an email response to the
15 Division’s request stating “No contest here. Mrs. Roush’s statement is accurate.”

16 **ALLEGED VIOLATIONS**

17 The Division alleges that RESPONDENT has committed the following violations of law:

18 12. RESPONDENT violated NRS 645.633(1)(i) as he as he engaged in conduct which
19 constitutes deceitful, fraudulent, or dishonest dealings when he shoplifted merchandise from his
20 brokerage’s client.

21 **PROPOSED STIPULATION AGREEMENT**

22 13. In an effort to avoid the time and expense of litigating these issues before the
23 Commission, the parties desire to compromise and settle the instant controversy upon the following terms
24 and conditions:

- 25 a. RESPONDENT agrees to pay the Division a fine in the amount of \$1,500 and the
26 Division’s fees and costs in the amount of \$1,688.60 for a total payment of
27 \$3,188.60. RESPONDENT shall make 12 monthly payments to the Division with
28 11 payments of \$265.72 per month and the 12th and last monthly payment of

1 \$265.68, starting one month after the entry of Order Approving this Stipulation.

2 RESPONDENT shall be permitted to pay off the amount sooner if he so chooses.

3 b. RESPONDENT may reapply with the Division to obtain a real estate license.

4 c. RESPONDENT agrees to take nine (9) hours of live-instruction ethics classes.

5 These classes must be completed within nine (9) months of the date of the entry

6 of Order Approving this Stipulation. These classes are not to be counted towards

7 the education needed for licensure.

8 14. RESPONDENT and the Division agree that by entering into this Stipulation, the Division
9 does not concede any defense or mitigation RESPONDENT may assert and that once this Stipulation is
10 approved and fully performed, the Division will close its file in this matter. Nothing herein prevents proof
11 and giving consideration to acts complained of in this matter in determining or penalizing a future
12 violation by RESPONDENT of any provision of NRS Chapter 645 or NAC Chapter 645.

13 15. RESPONDENT agrees and understands that by entering into this Stipulation,
14 RESPONDENT is waiving his right to a hearing at which RESPONDENT may present evidence in his
15 defense, his right to a written decision on the merits of the complaint, his rights to reconsideration and/or
16 rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada
17 Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and
18 accompanying regulations, and the federal and state Constitutions. RESPONDENT understands that this
19 Agreement and other documentation may be subject to public records laws. The Commission members
20 who review this matter for approval of this Stipulation may be the same members who ultimately hear,
21 consider, and decide the Complaint if this Stipulation is either not approved by the Commission or is not
22 timely performed by RESPONDENT. RESPONDENT fully understands that he has the right to be
23 represented by legal counsel in this matter at his own expense.

24 16. Each party shall bear its or his own attorney's fees and costs, except as provided above.

25 17. Approval of Stipulation. Once executed, this Stipulation will be filed with the
26 Commission and will be placed on the agenda for approval at its next public meeting. The Division will
27 recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission
28 may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by

1 RESPONDENT before any amendment is effective.

2 18. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests
3 amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and
4 the Division may pursue its Complaint before the Commission. This Stipulation then shall become null
5 and void and unenforceable in any manner against either party.

6 19. Release. In consideration of the execution of this Stipulation, RESPONDENT for himself,
7 his heirs, executors, administrators, successors, and assigns, hereby releases, remises, and forever
8 discharges the State of Nevada, the Department of Business and Industry, and the Division, and each of
9 their respective members, agents, employees, and counsel in their individual and representative
10 capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions,
11 claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had,
12 now has, may have, or claim to have against any or all of the persons or entities named in this section,
13 arising out of or by reason of the Division's investigation, this disciplinary action, and all other matters
14 relating thereto.

15 20. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the State
16 of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their respective
17 members, agents, employees, and counsel, in their individual and representative capacities, against any
18 and all claims, suits, and actions brought against said persons and/or entities by reason of the Division's
19 investigation, this disciplinary action, and all other matters relating thereto, and against any and all
20 expenses, damages, and costs, including court costs and attorney fees, which may be sustained by the
21 persons and/or entities named in this section as a result of said claims, suits, and actions.

22 21. Default. In the event of default, RESPONDENT agrees that his license shall be
23 immediately suspended, and the unpaid balance of the administrative fine and costs, together with any
24 attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten
25 calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case
26 may be instituted by the Division or its assignee.

27 22. RESPONDENT has signed and dated this Stipulation only after reading and
28 understanding all terms herein.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

DATED this 30th day of January, 2023

DATED this ____ day of January, 2023.


NEVADA DEPARTMENT OF BUSINESS
& INDUSTRY, REAL ESTATE DIVISION

By: 
JOSEPH ANDERSON

By: _____
SHARATH CHANDRA
Administrator

Approved as to form:

AARON D. FORD
Attorney General

By: 
MATTHEW FEELEY (Bar #13336)
Deputy Attorney General
555 E. Washington Avenue, Suite 3900
Las Vegas, NV 89101

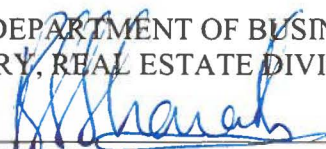
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

DATED this ____ day of January, 2023

DATED this 16 day of January, 2023.

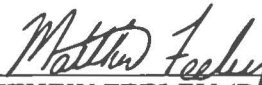
NEVADA DEPARTMENT OF BUSINESS
& INDUSTRY, REAL ESTATE DIVISION

By: _____
JOSEPH ANDERSON

By:  _____
SHARATH CHANDRA
Administrator

Approved as to form:

AARON D. FORD
Attorney General

By:  _____
MATTHEW FEELEY (Bar #13336)
Deputy Attorney General
555 E. Washington Avenue, Suite 3900
Las Vegas, NV 89101

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

Case No. 2021-383

Petitioner,

7 vs.

8 JOSEPH ANDERSON

9 Respondent.

10 **ORDER APPROVING STIPULATION**

11 The Stipulation for Settlement of Disciplinary Action having come before the Real Estate
12 Commission, Department of Business and Industry, State of Nevada, during its regular agenda on ~~January~~ *February*
13 21, 2023, and the Commission being fully apprised of the terms and good cause appearing,

14 IT IS ORDERED that the Stipulation for Settlement of Disciplinary Action in this matter is
15 approved in full.

16 This Order shall become effective on the 28th day of February, 2023.

17
18 Dated this 21st day of February, 2023.

19 NEVADA REAL ESTATE COMMISSION

20 By: 

21 [Print Name] Spiridon Filios

22 Commission President
23
24
25
26
27
28