

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,

7 Petitioner,

8 vs.

9 BRADFORD ROBERTS,
10 (B.0143293.LLC – REVOKED,
11 B.1000704.INDV – REVOKED,
12 PM.0164974.BKR - REVOKED)

13 Respondent.

Case No. 2022-592

FILED

NOV 14 2023

REAL ESTATE COMMISSION

BY *Kelly Valadez*

14 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

15 This matter came on for hearing before the Real Estate Commission, Department of Business and
16 Industry, State of Nevada (the “Commission”), during a regular agenda set for a three-day stack
17 commencing November 7, 2023 (the “Hearing”). RESPONDENT Bradford Roberts (“RESPONDENT”)
18 did not appear in person or otherwise, only his counsel Gregory L. Wilde. Christal Park Keegan, Esq.,
19 Deputy Attorney General with the Nevada Attorney General’s Office, appeared on behalf of the Real
20 Estate Division of the Department of Business and Industry, State of Nevada (the “Division”).

21 The Division’s counsel advised the Commission that RESPONDENT was aware of his attendance
22 at the hearing. A second continuance was not requested by RESPONDENT’S attorney.
23 RESPONDENT’S attorney requested to cross-examine the State’s subpoenaed witness. The
24 Commission, at its discretion, decided not to proceed to consider the case without the participation of the
25 absent party.

26 Therefore, the Division proceeded with a default pursuant to NAC 645.860. The Division’s
27 Commission Coordinator testified regarding proper notice to the RESPONDENT. The Commission
28 found proof of service of the Complaint and Notice of Hearing, Notice of Complaint and Obligation to
Respond, and Notice of Documents with documents numbered NRED 000001-000097 was made.

...

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

3 **JURISDICTION**

4 RESPONDENT, at all relevant times mentioned in this Complaint, held himself out and/or
5 otherwise performed acts as a person required to have licenses and permits while all were revoked
6 (B.0143293.LLC – REVOKED, B.1000704.INDV – REVOKED, PM.0164974.BKR – REVOKED).
7 RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the
8 provisions of NRS chapter 645 and NAC chapter 645.

9 **FINDINGS OF FACT**

10 On or about May 14, 2021, the Division filed a Complaint against the RESPONDENT (Case No.
11 2020-310). *NRED 000083*.

12 The Division’s Complaint did not allege violations of law regarding unlicensed broker and
13 property manager activities. *NRED 000089 – 000090*.

14 On December 29, 2021, the Commission ordered discipline against the RESPONDENT.
15 *NRED 000083, and NRE 000089 – 000091*.

16 On January 28, 2022, as so ordered by the Commission, all of the RESPONDENT’S real estate
17 licenses and permits were revoked. *NRED 000002*.

18 Thereafter, the Division received new complaints that the RESPONDENT was engaging in broker
19 and property manager activities even though all his real estate licenses and permits were revoked.
20 *NRED 000061, NRED 0092 – 0097*.

21 On or about August 11, 2022, as a result of the RESPONDENT’S license being revoked, the legal
22 representative for the properties located at 2461 Brooklyn Bridge and 5049 Alfingo immediately
23 terminated its residential property managements with TR Realty. *NRED 000093*.

24 The legal representative demanded TR Realty return the funds it was holding for the properties
25 in the total amount of \$7,609.25. *NRED 000093*.

26 Of which, “\$2,534.25” was indicated as the “Tenant’s August rent and balance” for the property
27 “5049 Alfingo”. *NRED 000093*.

28 ...

1 A new property management agreement for the property 5049 Alfigo was signed with another
2 brokerage, Gao Realty LLC. *NRED 000093*.

3 On October 5, 2022, the new broker indicated to the Tenant's daughter-in-law that TR Realty had
4 still not refunded the August rent to the owner. *NRED 000093*.

5 Another property located at 500 Elm Drive Unit 204 terminated its property management
6 agreement with TR Realty. *NRED 000096*.

7 On or about July 23, 2022, the Tenant Benjamin Blackburn was informed not to pay rent to
8 TR Realty anymore because Gao Realty LLC was the new property manager. *NRED 000096*.

9 On or about August 6, 2022, the new property manager informed the Tenant that the owner signed
10 a new property management agreement with him. *NRED 000096*.

11 The Tenant paid his August rent to Gao Realty LLC. *NRED 000096*.

12 The Tenant also paid his September rent to Gao Realty LLC. *NRED 000096*.

13 Then on September 8, 2022, the Tenant alleged that the RESPONDENT comes knocking on his
14 door requesting rent to be paid to TR Realty. *NRED 000096*.

15 The Tenant alleged that the RESPONDENT said if he "had already paid my rent to anyone else
16 other than TR realty that [he] was being scammed". *NRED 000096*.

17 The Tenant alleged that the RESPONDENT threatened eviction. *NRED 000096*.

18 The RESPONDENT led the Tenant to believe that he had made a mistake in paying his rent to
19 Gao Realty LLC. *NRED 000096*.

20 Therefore, based on the RESPONDENT'S representations, the Tenant paid the RESPONDENT
21 \$3,000 cash to avoid any more issues. *NRED 000096*.

22 On September 19, 2022, Gao Realty LLC informed the Tenant that TR Realty had still not
23 transferred over his \$1,400 security deposit. *NRED 000096*.

24 Prompted by the complaints, the Division identified the RESPONDENT'S last known bank
25 account information on his trust account reconciliations. *NRED 000081 – 000082*.

26 On or about September 12, 2022, the Division subpoenaed the RESPONDENT'S July 2022 bank
27 records and signature cards for his trust accounts. *NRED 00010 – 000013*.

28 ...

1 On or about October 7, 2022, the Division received the bank records requested. *NRED 000022.*

2 According to the bank records received, the RESPONDENT was the sole signatory for the
3 property management and security deposit accounts. *NRED 000027 – 000029.*

4 The bank records demonstrated significant withdrawals from the property management and
5 security deposit accounts. *NRED 000040, and NRED 000050.*

6 The bank records demonstrated significant deposits into the RESPONDENT'S The TR Team
7 LLC dba TR Realty bank account from the property management trust account. *NRED 000032 – 000033,*
8 *and NRED 000040.*

9 The bank records indicated the unlicensed RESPONDENT signed checks to pay prepaid rent for
10 a "Tenant already moved out". *NRED 000048.*

11 The bank records indicated the unlicensed RESPONDENT signed checks paying for handyman
12 services. *NRED 000048.*

13 The bank records indicated the RESPONDENT signed checks refunding security deposits for
14 several properties. *NRED 000048.*

15 On or about October 11, 2022, the Division issued a Cease and Desist for the RESPONDENT'S
16 unlicensed real estate and property management activities. *NRED 000056 – 000058.*

17 On October 17, 2021, the RESPONDENT signed for receipt of the Division's Cease and Desist
18 Order. *NRED 000059.*

19 On or about November 2, 2022, the Division informed the RESPONDENT it had received
20 numerous reports that he continued to hold owner's rent monies, tenant security deposit monies,
21 and demanding tenants pay rent to TR Realty when another brokerage had taken over management.
22 *NRED 000061 – 000062.*

23 The Division requested the RESPONDENT'S response and information by November 16, 2022.
24 *NRED 000061 – 000062.*

25 On November 4, 2022, the RESPONDENT signed for receipt of the Division's letter.
26 *NRED 000063.*

27 But the RESPONDENT did not respond to the Division. *NRED 000065 – 000070.*

28 ...

1 On or about December 6, 2022, the Division sent the RESPONDENT a second request for a
2 response and as a courtesy, extended the deadline to December 16, 2022. *NRED 000065 – 000070.*

3 This letter was mailed to the RESPONDENT’S last known home address since the landlord
4 contacted the Division that the TR Realty office was evicted. *NRED 000065, NRED 000002.*

5 That letter came back unclaimed. *NRED 000064.*

6 On or about December 29, 2022, the Division informed the RESPONDENT the matter would be
7 proceeding to a hearing. *NRED 000077.*

8 The letter was returned to the Division marked “No Mail Receptacle.” *NRED 000080.*

9 **CONCLUSIONS OF LAW**

10 RESPONDENT committed the following violations of law:

11 1. RESPONDENT violated NRS 645.235(1)(a) and (b) for conducting real estate and
12 property management activity without licensure.

13 **ORDER**

14 The Commission, being fully apprised in the premises, and good cause appearing to the
15 Commission, by unanimous vote, ORDERS as follows:

16 1. RESPONDENT shall pay an administrative fine to the Division in the total amount of
17 \$11,137.63 (“Amount Due”), which includes a fine of \$5,000 for the violation of law and \$6,137.63 for
18 the Division’s costs and attorney’s fees, within thirty (30) days from the effective date of this Order.

19 2. If payment is not actually received by the Division on or before its due date, it shall be a
20 default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and
21 costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the
22 Division within ten (10) calendar days of the date of default, and the Division may obtain a judgment for
23 the amount owed, including collection fees and costs.

24 ...

25 ...

26 ...

27

28

