

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 GEORGE L. ANDERSON III,

10 Respondent.

Case No. 2021-1228

FILED

AUG 16 2022

REAL ESTATE COMMISSION
BY 

11 **COMPLAINT AND NOTICE OF HEARING**

12 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY
13 OF THE STATE OF NEVADA (“Division”) hereby notifies GEORGE L. ANDERSON III
14 (“ANDERSON” AND/OR “RESPONDENT”), of an administrative hearing before the STATE OF
15 NEVADA REAL ESTATE COMMISSION (“Commission”). The hearing will be held pursuant to
16 Chapters 233B and Chapter 645 of the Nevada Revised Statutes (“NRS”) and Chapter 645 of the Nevada
17 Administrative Code (“NAC”). The purpose of the hearing is to consider the allegations stated below
18 and to determine if RESPONDENT should be subject to an administrative penalty as set forth in NRS
19 645.633 and/or NRS 645.630 and/or NRS 622.400, and the discipline to be imposed, if violations of law
20 are proven.

21 **JURISDICTION**

22 RESPONDENT was at all relevant times mentioned in this Complaint, licensed as a broker with
23 the Division and also held a property management permit from the Division and is therefore subject to
24 the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC
25 chapter 645.

26 **FACTUAL ALLEGATIONS**

27 1. RESPONDENT is licensed by the Division as a broker with the Division under licenses
28 B.1001398.LLC and B.1001399.INDV. [Ex. A, Bates No. NRED 4].

1 2. RESPONDENT also held property management permits from the Division; however, said
2 property management permits were revoked by the Commission's order effective August 5, 2021. [Ex.
3 B, Bates No. NRED 7].

4 3. At all relevant times, RESPONDENT was a manager and broker for Addicted Realty LLC, a
5 Nevada limited liability company ("Addicted Realty"). [Ex. A, Ex. C].

6 4. Kenneth Calder ("Calder") is also listed as a manager of Addicted Realty according to the
7 Nevada Secretary of State's website. [Ex. C, Bates No. NRED 10-11].

8 5. Calder is also licensed as a broker with the Division and also holds a property management
9 permit. [Ex. A, Bates No. NRED 2].

10 6. Addicted Realty is a real estate brokerage and also provides property management services.

11 7. On or around December 21, 2021, one of Addicted Realty's property management clients
12 ("Complainant") signed a complaint that was then submitted to the Division, stating that she owned
13 property located at 75 N. Valle Verde, Unit 412 in Henderson Nevada ("Property"). [Ex. D, Bates No.
14 NRED 13-14].

15 8. The Complainant stated that she had hired Addicted Realty to manage the Property. [Ex. D,
16 Bates No. NRED 14].

17 9. The Complainant further stated that Addicted Realty sent monthly payments to her late with
18 no monthly statements, and that even though she had requested them, they were never provided. [Ex. D,
19 Bates No. NRED 14].

20 10. The Complainant further stated that the rental payments made to her by Addicted Realty
21 were for varying amounts. [Ex. D, Bates No. NRED 14].

22 11. The Complainant stated that in October of 2021, she gave written notice to Addicted
23 Realty that she was terminating her property management agreement with them and was hiring Las Vegas
24 Turnkey Rentals ("TurnKey") to manage the Property beginning on November 1, 2021. [Ex. D, Bates
25 No. NRED 14].

26 12. The Complainant stated that Addicted Realty failed to transfer the security deposit to Las
27 Vegas Turnkey Rentals within the legal timeframe, and as of the date of filing her complaint with the
28 Division, had made no attempt to transfer it to TurnKey. [Ex. D, Bates No. NRED 14].

1 13. On or around January 4, 2022, RESPONDENT was properly notified by the Division that
2 it had opened an investigation and requested that RESPONDENT provide the complete broker's
3 transaction file for the Property, and requested that he provide a sworn affidavit/declaration regarding his
4 knowledge of all matters set forth in complainant's complaint ("Requested Documents"). [Ex. F, Bates
5 No. NRED 21].

6 14. On January 4, 2022, RESPONDENT emailed the Division's investigator and stated,
7 "While we put together a response... here is the cancelled check for the security deposit transmittal sent
8 in a timely manner. The check cleared on 11/30/21." [Ex. E, Bates No. NRED 18].

9 15. The check attached to the email was dated 11/22/21 and was from Addicted Realty to
10 TurnKey for \$1,750.00. [Ex. M, Bates No. NRED 418].

11 16. On April 12, 2022, the Division's investigator emailed the Complainant and asked if she
12 had received the 1099 documents from Addicted Realty, the completed security deposit and transmittal,
13 and the owner's statements. [Ex. H, Bates No. NRED 29].

14 17. The Complainant stated that she had never received the 1099 documents for the Property
15 for 2019, 2020, or 2021 from Addicted Realty. [Ex. H, Bates No. NRED 28].

16 18. The Complainant responded that she had never received owner's statement from Addicted
17 Realty for 2019, 2020, and 2021, despite requesting them and an explanation of why different amounts
18 were paid to her each month. [Ex. H, Bates No. NRED 28].

19 19. The Complainant further stated that she had received a partial security deposit back from
20 Addicted Realty but not the full amount, despite TurnKey's broker having made several attempts to have
21 it transferred from Addicted Realty to TurnKey. [Ex. H, Bates No. NRED 28].

22 20. The Complainant further stated that she sold the Property in February of 2022, and that
23 she had to pay the remaining portion of the security deposit [that Addicted Realty failed to transfer] to
24 the new owners/property management company. [Ex. H, Bates No. NRED 28].

25 21. TurnKey's broker also responded to the Divisions investigation. [Ex. H, Bates No. NRED
26 27].

27 22. TurnKey's broker stated that he made multiple attempts to collect funds held on account
28 from Addicted Realty. [Ex. H, Bates No. NRED 27].

1 **DISCIPLINE AUTHORIZED**

2 1. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an
3 administrative fine of up to \$10,000 per violation against RESPONDENT and further to suspend, revoke
4 or place conditions on the license of RESPONDENT.

5 2. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of the
6 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission
7 otherwise imposes discipline on RESPONDENT.

8 3. Therefore, the Division requests that the Commission take such disciplinary action as it deems
9 appropriate under the circumstances.

10 **NOTICE OF HEARING**

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

14 **THE HEARING WILL TAKE PLACE on September 27, 2022, commencing at 9:00 a.m.,**
15 **or as soon thereafter as the Commission is able to hear the matter, and each day thereafter**
16 **commencing at 9:00 a.m. through September 29, 2022, or earlier if the business of the Commission**
17 **is concluded. The Commission meeting will be held on September 27, 2022, at the Nevada State**
18 **Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102.**
19 **The meeting will continue on September 28, 2022, at the Nevada State Business Center, 3300 West**
20 **Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at 9:00 a.m.,**
21 **and on September 29, 2022, should business not be concluded, starting at 9:00 a.m. at the Nevada**
22 **State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada**
23 **89102.**

24 **STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same**
25 **time as part of a regular meeting of the Commission that is expected to last from September 27,**
26 **2022 through September 29, 2022, or earlier if the business of the Commission is concluded. Thus,**
27 **your hearing may be continued until later in the day or from day to day. It is your responsibility**
28 **to be present when your case is called. If you are not present when your hearing is called, a default**

1 may be entered against you and the Commission may decide the case as if all allegations in the
2 complaint were true. If you have any questions please call Shareece Bates, Administration Section
3 Manager at (702) 486-4036.

4 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open
5 meeting under Nevada's open meeting law and may be attended by the public. After the evidence and
6 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or
7 professional competence. You are entitled to a copy of the transcript of the open and closed portions of
8 the meeting, although you must pay for the transcription.

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

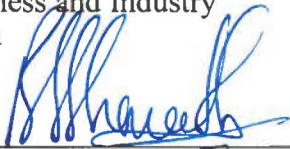
15 You have the right to request that the Commission issue subpoenas to compel witnesses to testify
16 and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate
17 the relevance of the witness' testimony and/or evidence. Other important rights you have are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

19 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
20 645 and if the allegations contained herein are substantially proven by the evidence presented and
21 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,
22 pursuant to NRS 645.235, 645.633 and or 645.630.

23 DATED this 9 day of August, 2022.
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State of Nevada
Department of Business and Industry
Real Estate Division

By: 
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