

1 **BEFORE THE REAL ESTATE COMMISSION**

2 **STATE OF NEVADA**

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

7 Petitioner,

8 vs.

9 THEODORE MICHAEL GIZA,
10 (B.1002743.CORP)

11 Respondent.

Case No. 2024-243

**STIPULATION AND ORDER FOR
SETTLEMENT OF DISCIPLINARY
ACTION**

FILED

AUG 20 2024

REAL ESTATE COMMISSION

BY Kelly Valadez

12 This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and
13 between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"),
14 through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record,
15 Christal Park Keegan, and Theodore Michael Giza ("RESPONDENT").

16 RESPONDENT is actively licensed as a Broker (B.1002743.CORP). RESPONDENT is,
17 therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of
18 NRS Chapter 645 and NAC Chapter 645.

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT

- 19 1. RESPONDENT'S broker's license was first issued in January of 2022. *NRED 000003.*
20 2. But in 2023, the RESPONDENT failed to timely submit his Form 546A to the Division.
21 *NRED 000005.*
22 3. Therefore, on or about February 16, 2023, as a courtesy, the Division informed the
23 RESPONDENT it would not issue an administrative fine if he just submitted his form.
24 *NRED 000005.*
25 4. In response, on or about February 22, 2023, the Division received RESPONDENT'S tardy
26 Form 546A. *NRED 000004.*
27 5. But in 2024, the RESPONDENT failed to submit his Form 546A to the Division.
28 *NRED 000006 – NRED 000007.*

1 4. The Division agrees not to pursue any other or greater remedies or fines in connection
2 with RESPONDENT'S alleged conduct referenced herein. The Division further agrees that unless
3 RESPONDENT fails to make timely payment, the Division will not bring any claim or cause directly or
4 indirectly based upon any of the facts, circumstances, or allegations discovered during the Division's
5 investigation and prosecution of this case.

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

17 6. Each party shall bear their own attorney's fees and costs, *except* as the Division's
18 Attorney's pre-hearing costs provided above.

19 7. Approval of Stipulation. Once executed, this Stipulation will be filed with the
20 Commission and will be placed on the agenda for approval at its next public meeting. The Division will
21 recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission
22 may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by
23 RESPONDENT before any amendment is effective.

24 8. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests
25 amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and
26 the Division may pursue its Complaint before the Commission. This Stipulation then shall become null
27 and void and unenforceable in any manner against either party.

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1 9. Stipulation is Not Evidence. If the Commission rejects this Stipulation or suggests
2 amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and
3 the Division may pursue its Complaint before the Commission.

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

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

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

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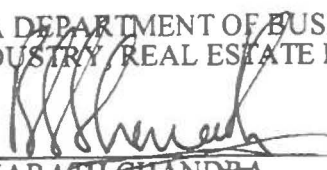
1 13. RESPONDENT has signed and dated this Stipulation only after reading and
2 understanding all terms herein.

3 DATED this 10 day of July 2024.

DATED this 10 day of July 2024.

NEVADA DEPARTMENT OF BUSINESS
AND INDUSTRY REAL ESTATE DIVISION

4
5
6 By: 
7 THEODORE MICHAEL GIZA
8 Respondent

By: 
SHARATH CHANDRA
Administrator

9 Approved as to form:

10 AARON D. FORD
11 Attorney General

12 By: 
13 CHRISTAL F. KEEGAN (Bar No. 12725)
14 Deputy Attorney General
15 5420 Kietzke Lane, Suite 202
16 Reno, Nevada 89511
17 (775) 687-2141
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Attorney for Real Estate Division

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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
13 August 13-15, 2024, and the Commission being fully apprised of terms and good cause appearing.

14 IT IS ORDERED that the foregoing Stipulation and Order for Settlement of Disciplinary Action,
15 submitted by Petitioner and Respondent, is approved in full and shall become effective immediately.

16 Dated: August 20, 2024.

17 NEVADA REAL ESTATE COMMISSION

18 By: Aaron D. Ford
19 President, Nevada Real Estate Commission

20 AARON D. FORD
21 Attorney General

22 By: epkeegan
23 CHRISTAL P. KEEGAN (Bar No. 12725)
24 Deputy Attorney General
25 5420 Kietzke Lane, #202
26 Reno, Nevada 89511
27 (775) 687-2141
28 Attorney for Real Estate Division