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3 **BEFORE THE REAL ESTATE COMMISSION**

4 **STATE OF NEVADA**

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

9 Petitioner,

10 vs.

11 EDWARD HOLMES,
12 (B.1002896.LLC-Inactive),
13 (S.0175875 - Closed)
14 (PM.0167123.BKR – Expired),

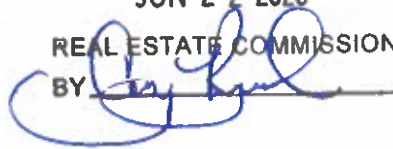
15 Respondent.

Case No. 2025-473

FILED

JUN 22 2026

REAL ESTATE COMMISSION

BY 

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

17 This matter came on for hearing before the Real Estate Commission, Department of
18 Business and Industry, State of Nevada (the "Commission"), during its regularly scheduled
19 hearing agenda, on May 5, 2026 (the "Hearing"). RESPONDENT Edward Holmes
20 (hereinafter, "RESPONDENT HOLMES" or "RESPONDENT") did not appear in person,
21 through counsel, or otherwise, nor did he answer the complaint. Phil W. Su, Esq., Senior
22 Deputy Attorney General ("SDAG Su") and William C. Peper, Esq., Deputy Attorney
23 General ("DAG Peper") with the Nevada Attorney General's Office, appeared on behalf of
24 the Real Estate Division of the Department of Business and Industry, State of Nevada (the
25 "Division").

26 SDAG Su called Commission Coordinator Amy Reveyard to testify regarding
27 service of process of the formal complaint and other notices sent to RESPONDENT
28 HOLMES. The Commission thereafter took notice of the documents filed by the Division to
substantiate the allegations within the Complaint and found satisfactory and timely
service of process with respect to the Complaint, Notice of the Complaint, Notice of
Documents and the Division's Bates-stamped documents, NRED0001-0126.

1 The Commission subsequently granted SDAG Su's motion to admit these documents,
2 Bates-stamped NRED0001-0126, into the record. Following a request made by the
3 Commission, SDAG Su recited the Complaint's factual allegations and violations, as set
4 forth in the Complaint, into the record.

5 After hearing witness testimony and examining the evidence presented in this
6 matter, and for good cause appearing, the Commission now enters its Findings of Fact,
7 Conclusions of Law, and Order by default against RESPONDENT HOLMES as follows:

8 JURISDICTION

9 RESPONDENT, at all relevant times mentioned in this Complaint, was actively
10 licensed as a Broker (B.1002896.LLC) and held a property management permit
11 (PM.0167123.BKR). RESPONDENT is, therefore, subject to the jurisdiction of the Division
12 and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

13 FINDINGS OF FACT

14 Based on a preponderance of the evidence in the record, the documents admitted at
15 the Hearing, and by stipulation of the parties, the Commission voted to find all the
16 following factual allegations were proven by default:

17 1. At all times relevant to this Complaint, RESPONDENT was registered as the
18 broker of record with View Point Realty.

19 2. On June 2, 2025, the Division received a Statement of Fact from Tricia Leigh
20 ("COMPLAINT" and, as to Ms. Leigh "COMPLAINANT"), alleging that, among other
21 matters, Mr. Tai Pham ("Mr. Pham") and Ms. Cristina Balderrama (hereafter,
22 "LANDLORDS") had terminated property management services with RESPONDENT and
23 his management firm on April 11, 2025, and transferred those services to Ms. Leigh's firm,
24 RentMax Property Management ("RentMax"), but that RESPONDENT had failed to
25 transfer to RentMax the relevant property management records and security deposits.

26 3. The LANDLORDS owned individually and separately seven (7) residential
27 properties (by Mr. Pham, individually), and two (2) residential properties (by Mr. Pham
28 and Cristina Balderrama together), for a total of nine (9) residential properties, all located

1 in Clark County, Nevada ("Managed Properties"), and all, prior to the transfer to RentMax,
2 under property management by RESPONDENT.

3 4. All of LANDLORD'S Managed Properties are part of a Housing Assistance
4 Program through the Southern Nevada Regional Housing Authority and federal Section 8
5 governance, and all required documented assignment of management responsibilities by
6 RESPONDENT upon the transfer to RentMax.

7 5. On June 2, 2025, The Division received a Complaint in the form of a Statement
8 of Fact from Tricia Leigh, of RentMax ("COMPLAINT").

9 6. On June 9, 2025, The Division sent an email to RESPONDENT, informing
10 RESPONDENT that the Division had received the COMPLAINT, and attached a copy of
11 that COMPLAINT to the email. The Division's email requested that RESPONDENT
12 confirm that the issues had been resolved and the manner of resolution, in lieu of the
13 Division opening a case against RESPONDENT.

14 7. The Division, not having received a reply, followed up with an email to
15 RESPONDENT on June 13, 2025, and inquired what action RESPONDENT has taken, or
16 would be taken, to address the issues raised in the COMPLAINT.

17 8. On June 18, 2025, The Division emailed COMPLAINANT, inquiring whether
18 RESPONDENT had cooperated and provided a full exchange of requested documents and
19 transfer of security deposits; COMPLAINANT replied to The Division, by email on June
20 20, 2025, stating that the RESPONDENT had provided copies of the leases to the
21 LANDLORDS, rather than RentMax, but that RESPONDENT had yet to provide other
22 critical transfer items: Ledgers; Keys; Move-in condition forms; Move-in key receipts;
23 Tenant contact information forms; and the transfer of Tenant security deposits.

24 9. On July 3, 2025, The Division issued a letter to RESPONDENT informing him
25 that The Division had now opened a case for investigation and requiring RESPONDENT
26 to provide to The Division an affidavit and a complete copy of all broker files for all
27 properties owned by LANDLORDS, no later than July 17, 2025, and enclosed various
28 attachments as referenced in the letter.

1 10. The Division also emailed RESPONDENT its July 3, 2025, letter, on that date,
2 together with the COMPLAINANT'S Statement of Fact, Affidavit and a Sworn Declaration
3 form, together with the recited attachments.

4 11. Having received no timely response, The Division issued an email on August
5 1, 2025, in an email to Respondent, noting that no documents had been received.

6 12. In reply to the foregoing email, also on August 1, 2025, RESPONDENT
7 indicated that the email had been "Received" and that as to the obligations, RESPONDENT
8 in his email stated, "Will do."

9 13. On August 7, 2025, the Division received a Statement of Fact from one of the
10 affected landlords, Mr. Pham, setting forth many of the same issues outlined in the
11 COMPLAINANT'S Statement of Fact and as otherwise acknowledged by RESPONDENT
12 during RESPONDENT'S communications with the Division.

13 14. Complainant Mr. Pham's Statement of Fact/Complaint asserted that
14 RESPONDENT failed to remit rental payments to Pham, turn over security deposits to
15 RentMax, and facilitate the delivery of other landlord-tenant forms and documents to
16 RentMax.

17 15. Not having received the requested documents, The Division followed up the
18 previous letter with a new letter, dated August 18, 2025, reminding RESPONDENT that
19 the failure to cooperate and provide requested affidavit and documents indicated violations
20 of NRS 645.635 (6), and NAC 645.680 (3); the letter also included in bold-type: "**Please**
21 **respond to this inquiry by September 1, 2025 in order to avoid potential**
22 **disciplinary action.**" (Emphasis in original.) This letter was sent by certified mail, return
23 receipt requested, to Edward Holmes, at his business address, and the card was signed on
24 August 21, 2025.

25 16. On August 18, 2025, The Division sent RESPONDENT an email with this
26 letter and received an email reply by RESPONDENT on August 18, 2025, stating that
27 RESPONDENT was "...working on these documents to turn in."

28 17. However, RESPONDENT never provided the documents he referenced in that

1 email.

2 18. The Division again emailed RESPONDENT, on September 15, 2025,
3 reminding RESPONDENT that nothing was received by The Division as of the most recent
4 due date of September 1, 2025.

5 19. RESPONDENT replied with an email to the Division, dated September 15,
6 2025, apologizing for delays, but otherwise providing nothing in response to The Division's
7 standing requests.

8 20. On October 23, 2025, the Division sent RESPONDENT an NRS 233B letter,
9 describing violations of NRS 645.633 1 (h), pursuant to NAC 645.605 (11)(a) and (b); and
10 NRS 645.635 (6). This letter was mailed certified mail, return receipt requested, to
11 RESPONDENT'S business address, and his home address.

12 CONCLUSIONS OF LAW

13 Based on the foregoing factual findings and the preponderance of the evidence, the
14 Commission voted that all the following violations of law have been proven by default:

15 1. RESPONDENT willfully and knowingly violated NRS 645.633 1 (h)
16 pursuant to NAC 645.605 (11)(a) and (b) by committing gross negligence in the handling of
17 matters with respect to property management of nine properties RESPONDENT managed
18 for his client Tai Pham.

19 2. RESPONDENT willfully and knowingly violated NRS 645.635 (6) by failing
20 to produce to the Division documents, books and/or records under its control with respect
21 to his client's nine rental properties under management by RESPONDENT.

22 ORDER

23 Based on the foregoing findings of facts and violations of law, the Commission hereby
24 Orders:

25 1. RESPONDENT HOLMES shall pay the Division a total of \$22,780.70 ("Amount
26 Due"), consisting of \$20,000.00 in administrative fines, plus the Division's fees and
27 costs in the amount of \$2,780.70. The Amount Due shall be paid to the Division
28 within ninety (90) days of the effective date of this Order.

- 1 2. If the Amount Due is not actually received by the Division on or before its due
2 date, it shall be a default by RESPONDENT HOLMES. In the event of default,
3 he unpaid balance of the administrative fine and costs, together with any
4 attorney's fees and costs that may have been assessed, shall be due in full to
5 the Division within ten calendar days of the date of default, and the Division
6 may obtain a judgment for the amount owed, including collection fees and
7 costs.
- 8 3. All of RESPONDENT HOLMES' licenses, permits, and certificates issued by
9 the Nevada Real Estate Division, including his Broker's license and Property
10 Manager's permit, are hereby revoked, for a period of five (5) years from the
11 effective date of this order.
- 12 4. The Commission retains jurisdiction for correcting any errors that may have
13 occurred in the drafting and issuance of this document.
- 14 5. This order shall become effective on the 22nd day of July, 2026.

15
16 DATED the 22nd day of June, 2026.

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19 REAL ESTATE COMMISSION
20 STATE OF NEVADA

21 By: Donna A. Ruthe
22 President Donna A. Ruthe
23 Nevada Real Estate Commission
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1 Submitted by:

2 AARON D. FORD
3 Attorney General

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5 By: /s/ William C. Peper

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