

UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF
CALIFORNIA

AVEN Apartments, LLC v. Tara Harris

AVEN Apartments · No. 2:25-cv-11960-CAS-MAAx · Decided January 14, 2026

SUMMARY

The United States District Court for the Central District of California issued an order to show cause regarding subject matter jurisdiction in an unlawful detainer action removed from Los Angeles County Superior Court. The court noted that unlawful detainer claims arise under state law and ordered the defendant to explain why the case should not be remanded.

CASE DETAILS

COURT	United States District Court for the Central District of California
WRITING FOR THE COURT	Christina A. Snyder
JURISDICTION	United States District Court for the Central District of California
DECIDED	January 14, 2026
DOCKET	2:25-cv-11960-CAS-MAAx
DISPOSITION	other
PROCEDURAL POSTURE	Defendant removed an unlawful detainer action from Los Angeles County Superior Court and asserted federal-question jurisdiction. The district court issued an order to show cause why the case should not be remanded for lack of subject matter jurisdiction.
STANDARD OF REVIEW	The court independently examined whether subject matter jurisdiction existed.
PRECEDENTIAL VALUE	Unknown; district court order to show cause.

TOPICS

- subject matter jurisdiction
- eviction
- landlord tenant
- civil procedure

PRACTICE AREAS

- civil procedure
- real estate
- landlord tenant

QUESTIONS PRESENTED

1. Whether the federal district court had subject matter jurisdiction over a removed action asserting only an unlawful detainer claim.
2. Whether the action should be remanded to Los Angeles County Superior Court for lack of subject matter jurisdiction.

HOLDINGS

1. An unlawful detainer action asserting only a state-law claim does not establish federal-question subject matter jurisdiction in federal court.

KEY QUOTATIONS

“[T]he complaint only asserts a claim for unlawful detainer, a cause of action that is purely a matter of state law.”

FACTUAL BACKGROUND

AVEN Apartments, LLC brought an unlawful detainer action against Tara Harris in California state court. Harris removed the action to federal court, asserting federal-question jurisdiction, but the complaint asserted only a state-law unlawful detainer claim.

PROCEDURAL HISTORY

AVEN Apartments, LLC filed an unlawful detainer action against Tara Harris in Los Angeles County Superior Court on October 9, 2025. Harris removed the case to the Central District of California on December 18, 2025, asserting jurisdiction under 28 U.S.C. §§ 1331 and 1441. The district court issued an order to show cause requiring Harris to explain by January 28, 2026, why the case should not be remanded.

DISPOSITION

other

REMAND INSTRUCTIONS

Defendant was ordered to show cause in writing on or before January 28, 2026, why the case should not be remanded to Los Angeles County Superior Court.

CASES CITED

- Federal Nat'l Mort. Assoc. v. Suarez, 2011 U.S. Dist. LEXIS 82300, *6 (E.D. Cal. July 27, 2011)
- Deutsche Bank Nat'l Trust Co. v. Leonardo, 2011 U.S. Dist. LEXIS 83854, *2 (C.D. Cal. Aug. 1, 2011)

OPINION

UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA CIVIL MINUTES — GENERAL Case No. 2:25-cv-11960-CAS-MAAx Date January 14, 2026 Title AVEN Apartments, LLC v. Tara Harris Present: The Honorable CHRISTINA A. SNYDER

Catherine Jeang Not Present N/A Deputy Clerk Court Reporter / Recorder Tape No. Attorneys Present for Plaintiffs: Attorneys Present for Defendants: Not Present Not Present Proceedings: (IN CHAMBERS) - ORDER TO SHOW CAUSE RE: SUBJECT MATTER JURISDICTION On October 9, 2025, plaintiff AVEN Apartments, LLC (“plaintiff”) filed this unlawful detainer action against defendant Tara Harris (“defendant”) in Los Angeles County Superior Court.

Dkt. 1 at 1. Defendant removed the case to this Court on December 18, 2025. Id. Defendant concurrently filed a request to proceed in forma pauperis. Dkt. 2. Defendant asserts that this Court has jurisdiction on the basis of a federal question. Dkt. | at 2 (citing 28 U.S.C. § 1331 and § 1441). It appears that this Court lacks subject matter jurisdiction over this action.

The law is clear that “[u]nlawful detainer actions are strictly within the province of state court.” Federal Nat’l Mort. Assoc. v. Suarez, 2011 U.S. Dist. LEXIS 82300, *6 (E.D. Cal. Jul. 27, 2011); Deutsche Bank Nat’l Trust Co. v. Leonardo, 2011 U.S. Dist. LEXIS 83854, *2 (C.D. Cal. Aug. 1, 2011) (“[T]he complaint only asserts a claim for unlawful detainer, a cause of action that is purely a matter of state law.”).

Here, the only claim asserted by plaintiff is for unlawful detainer against defendant. See dkt. 1 at 5. Accordingly, defendant is hereby ORDERED TO SHOW CAUSE, in writing, on or before January 28, 2026, why this case should not be remanded to Los Angeles County Superior Court. IT IS SO ORDERED. 00: 00 Initials of Preparer CMI