

**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.

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 Apartmens, 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

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