

**UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF
CALIFORNIA**

**U.S. Bank Trust Company, National Association v. Alfonso Luna et
al.**

U.S. Bank Trust · No. 2:25-cv-11988-CAS-RAOx · Decided January 14, 2026

SUMMARY

The court issued an order to show cause concerning subject matter jurisdiction in a removed unlawful detainer action. Because the complaint asserts only a state-law unlawful detainer claim, the court directed the defendants to explain why the case should not be remanded to Los Angeles County Superior Court.

OPINION

UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA CIVIL MINUTES — GENERAL Case No. 2:25-cv-11988-CAS-RAOx Date January 14, 2026 Title U.S. Bank Trust Company, National Association v. Alfonso Luna et al 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 January 7, 2025, plaintiff U.S. Bank Trust Company (“plaintiff”) filed this unlawful detainer action against defendants Alfonso Luna and Otilia Luna (“defendants”), and Does 1 to 10, inclusive, in Los Angeles County Superior Court.

Dkt. 1 at 19. Defendants removed the case to this Court on December 18, 2025. Id. Defendants concurrently filed a request to proceed in forma pauperis. Dkt. 2. Defendants assert that this Court has jurisdiction on the basis of a federal question. Dkt. 1 at 3 (citing 28 U.S.C. § 1331 and § 1443). 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 19-22. Accordingly, defendants are 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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