

UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF
CALIFORNIA

Sola Real Estate Fund I LLC v. Leron Byron Smith et al.

Sola Real Estate Fund · No. 2:25-cv-04182-CAS-PDx · Decided May 23, 2025

SUMMARY

The United States District Court for the Central District of California issued an order to show cause regarding subject matter jurisdiction in a removed unlawful detainer action. The court noted that unlawful detainer claims arise under state law and ordered the defendant to explain by June 6, 2025, why the case should not be remanded to Los Angeles County Superior Court.

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	May 23, 2025
DOCKET	2:25-cv-04182-CAS-PDx
DISPOSITION	other
PROCEDURAL POSTURE	Defendant removed a California unlawful detainer action from Los Angeles County Superior Court based on asserted federal-question jurisdiction. The district court issued an order to show cause why the action should not be remanded for lack of subject matter jurisdiction.
PRECEDENTIAL VALUE	unpublished district court order; nonprecedential
PARTIES	Leron Byron Smith v. Sola Real Estate Fund I LLC

TOPICS

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

PRACTICE AREAS

- federal jurisdiction
- removal
- landlord-tenant law
- unlawful detainer

QUESTIONS PRESENTED

1. Whether the federal court had subject matter jurisdiction over a removed unlawful detainer action that asserted only a state-law 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 and is properly within the province of state court.

KEY QUOTATIONS

“[u]nlawful detainer actions are strictly within the province of state court.”

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

FACTUAL BACKGROUND

Sola Real Estate Fund I LLC brought a state-law unlawful detainer action against Leron Byron Smith and Doe defendants. Smith removed the action to federal court and asserted federal-question jurisdiction, but the complaint alleged only unlawful detainer.

PROCEDURAL HISTORY

Sola Real Estate Fund I LLC filed an unlawful detainer action against Leron Byron Smith and Doe defendants in Los Angeles County Superior Court on October 29, 2024. Smith removed the action to the Central District of California on May 9, 2025, asserting jurisdiction under 28 U.S.C. §§ 1331 and 1441. The district court determined that jurisdiction appeared lacking and ordered Smith to show cause by June 6, 2025, why the case should not be remanded.

DISPOSITION

other

REMAND INSTRUCTIONS

Defendant was ordered to show cause in writing on or before June 6, 2025, 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. Jul. 27, 2011)
- Deutsche Bank Nat'l Trust Co. v. Leonardo, 2011 U.S. Dist. LEXIS 83854, *2 (C.D. Cal. Aug. 1, 2011)

OPINION

Sola Real Estate Fund I LLC v. Leron Byron Smith

PER CURIAM.

UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA

CIVIL MINUTES — GENERAL

Case No. 2:25-cv-04182-CAS-PDx Date May 23, 2025 Title Sola Real Estate Fund I LLC v. Leron Byron Smith 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 October 29, 2024, plaintiff Sola Real Estate Fund I LLC (“plaintiff”) filed this unlawful detainer action against defendants Leron Byron Smith (“Smith”) and Does 1-10 (collectively, “defendants”) in Los Angeles County Superior Court. Dkt. 1 at 7. On May 9, 2025, defendant Smith removed the case to this Court. Id. at 1. On the same day, Smith filed an application to proceed in forma pauperis. Dkt. 2. Smith asserts that this Court has jurisdiction on the basis of a federal question. Dkt. 1 at 2-3 (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 defendants. See dkt. 1 at 7. Accordingly, defendants are hereby ORDERED TO SHOW CAUSE, in writing, on or before June 6, 2025, why this case should not be remanded to Los Angeles County Superior Court. IT IS SO ORDERED. 00 : 00 Initials of Preparer CMS