

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.

OPINION

Sola Real Estate Fund I LLC v. Leron Byron Smith

PER CURIAM.

UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA

CIVIL MINUES — 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

Retrieved from lawtools.ai · <https://lawtools.ai/cases/state/united-states-district-court-for-the-central-district-of-california-united-states-district-court-for/2025/sola-real-estate-fund-i-llc-v-leron-byron-smith-et-al-sg9kxips>