

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

OPINION

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