

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

Verbena WRC 15th LP v. Jesse Scott

Verbena WRC · No. 2:25-cv-01554-CAS-SKx · Decided April 21, 2025

OPINION

Verbena WRC 15th LP v. Jesse Scott

PER CURIAM.

UNITED STATES DISTRICT COURT

CENTRAL DISTRICT OF CALIFORNIA

CIVIL MINUTES — GENERAL ‘0’ JS-6

Case No. 2:25-cv-01554-CAS-SKx Date April 21, 2025 Verbena WRC 15th LP v. Jesse Scott
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 REMAND
On October 29, 2024, plaintiff Verbena WRC 15th, LP (“plaintiff”) filed this unlawful detainer
action against defendant Jesse Scott and Does 1-10 (“defendants”) in Los Angeles County
Superior Court. Dkt. 1 at 8. Defendant Jesse Scott removed the case to this Court on February 24,
2025. Id. at 1. Defendant Jesse Scott asserts that this Court has jurisdiction on the basis of a
federal question. Id. 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 defendants. See dkt. 1 at 8. The Court
therefore lacks subject matter jurisdiction and must remand. Suarez, 2011 U.S. Dist. LEXIS 82300
at *6. On April 3, 2025, the Court ordered defendants to show cause, in writing, no later than April
18, 2025, why this case should not be remanded to Los Angeles County Superior Court. Dkt. 7.
Defendants have failed to respond to the order to show cause. Accordingly, the Court REMANDS
this case to Los Angeles County Superior Court. IT IS SO ORDERED. 00 : 00 Initials of Preparer
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