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6 **IN THE UNITED STATES DISTRICT COURT**
7 **FOR THE DISTRICT OF ARIZONA**
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9 Derek Jahn Chabrowski,
10 Plaintiff,

11 v.

12 Bank of America NA, et al.,
13 Defendants.
14

No. CV-17-08111-PCT-JAT

ORDER

15 Pending before the Court is Plaintiff Derek Chabrowski's Motion to Remand
16 Cause to State Court. (Doc. 8). The Court now rules on the Motion.

17 Defendants removed this case to this Court in a timely manner on the ground that
18 it contains issues of federal law under the Protecting Tenants at Foreclosure Act of 2009
19 and 12 U.S.C. § 5220; thus, Defendants claim federal question jurisdiction. (Doc. 1).
20 Defendants further claim supplemental jurisdiction over all other claims because they
21 relate to the federal claims that form part of the same case or controversy. (*Id.*). Plaintiff
22 argues that remand is appropriate on the ground that diversity jurisdiction does not exist
23 in this case. (Doc. 8 at 1).

24 Federal question jurisdiction exists in this case because the claims under the
25 Protecting Tenants at Foreclosure Act of 2009 and 12 U.S.C. § 5220 arise under federal
26 laws. *See* 28 U.S.C. § 1331 ("The district courts shall have original jurisdiction of all
27 civil actions arising under the Constitution, laws, or treaties of the United States.").
28 Further, this Court has supplemental jurisdiction over the state law claims under

1 28 U.S.C. § 1367 because the other claims are part of the same case or controversy giving
2 rise to original jurisdiction. Because, subject matter jurisdiction exists in this case through
3 federal question jurisdiction and supplemental jurisdiction, diversity jurisdiction is not
4 necessary.

5 Accordingly,

6 **IT IS ORDERED** that Plaintiff's Motion to Remand Cause to State Court
7 (Doc. 8) is **DENIED**.

8 Dated this 20th day of July, 2017.

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James A. Teilborg
Senior United States District Judge