

1 Defendant has failed to meet that burden.

2 The Notice of Removal is premised on the argument that this Court has federal
3 question jurisdiction pursuant to 28 U.S.C. § 1441. However, a review of the Complaint
4 reveals that Plaintiff does not allege any federal claims; instead, he alleges only unlawful
5 detainer under state law. ECF No. 1 at 5-7.

6 “The presence or absence of federal-question jurisdiction is governed by the ‘well-
7 pleaded complaint rule,’ which provides that federal jurisdiction exists only when a
8 federal question is presented on the fact of plaintiff’s properly pleaded complaint.”
9 Caterpillar, Inc. v. Williams, 482 U.S. 386, 392 (1987). This is the case where the
10 complaint “establishes either that [1] federal law creates the cause of action or that [2]
11 the plaintiff’s right to relief necessarily depends on resolution of a substantial question of
12 federal law.” Williston Basin Interstate Pipeline Co. v. An Exclusive Gas Storage
13 Leasehold & Easement, 524 F.3d 1090, 1100 (9th Cir. 2008) (quoting Franchise Tax Bd.
14 v. Constr. Laborers Vacation Trust, 463 U.S. 1, 27-28 (1983)).

15 Here, Plaintiff’s sole claim is for unlawful detainer under state law. At most,
16 Defendant argues that he has a defense under federal law. “A case may not be
17 removed to federal court on the basis of a federal defense . . . even if the defense is
18 anticipated in the plaintiff’s complaint, and even if both parties admit that the defense is
19 the only question truly at issue in the case.” ARCO Env’tl. Remediation, LLC v. Dep’t. of
20 Health & Env’tl. Quality of the State of Montana, 213 F.3d 1108, 1113 (9th Cir. 2000)
21 (citation and quotation marks omitted). Therefore, this Court lacks jurisdiction under 28
22 U.S.C. § 1441.

23 Accordingly:

- 24 1. The action is REMANDED to the Sacramento County Superior Court.
- 25 2. The Clerk of Court is directed to serve a certified copy of the order on the
26 Clerk of the Sacramento County Superior Court, and reference the state case
27 number (No. 16UD07884) in the proof of service.
- 28 3. Defendant’s Motion to Proceed in Forma Pauperis (ECF No. 2) is DENIED as

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moot.

4. The Clerk of Court is directed to close this case and vacate all dates.

5. The Clerk of the Court is ordered not to open another case removing the following unlawful detainer action: No. 16UD07884.

IT IS SO ORDERED.

Dated: January 23, 2017


MORRISON C. ENGLAND, JR.
UNITED STATES DISTRICT JUDGE