



RAMA JUDICIAL DEL PODER PÚBLICO  
**JUZGADO TRECE CIVIL MUNICIPAL DE ORALIDAD**

Carrera 10 No. 14-33, Piso 7°

Bogotá, D.C., 16 de diciembre de 2020

11001 40 03 013 2007 01188

(demanda acumulada)

De conformidad a lo ordenado por el artículo 444 numeral 2 del C.G del P., del avalúo presentado por la parte ejecutante para el inmueble identificado con folio de matrícula inmobiliaria No. 50S-388187, córrase traslado al demandado por el término de diez (10) días (folio 244 y 245).

Considerando las objeciones formuladas contra la liquidación de crédito presentada por el apoderado de la parte actora, consistentes en el cobro indebido de los intereses moratorios, habida cuenta que no se incluyó este concepto en el contrato de arrendamiento base de la ejecución, se desestima el argumento esgrimido, habida cuenta que en el mandamiento ejecutivo este emolumento fue incluido (folio 13, cdno dda acumulada), y no es esta la oportunidad procesal para enervar la orden de pago, aunado que en la sentencia de instancia y la alzada confirmatoria de la misma, no hubo modificación frente a los intereses moratorios (folio 130 cdno dnda acumulada y folio 19 cdno apelación).

Empero, como se advierte que la liquidación de crédito presentada por el demandante no se ajusta a derecho, toda vez que los periodos por los que se libró orden de apremio no fueron observados, el canon de arrendamiento correspondiente al mes de abril de 2010 fue incrementado, y su vez los intereses moratorios exceden la tasa fluctuante que certifica la Superintendencia Financiera, se dispone:

1.- MODIFICAR la liquidación del crédito presentada por la parte demandante (Conforme a la liquidación adjunta).

2.- APROBAR la liquidación de crédito en la suma de **\$ 357.615.167,95 M/cte.**

**NOTIFÍQUESE,**

**ÁLVARO ABAÚNZA ZAFRA**  
Juez

<p><b>JUZGADO 13 CIVIL MUNICIPAL</b></p> <p>La providencia anterior se notifica en el</p> <p><b>ESTADO No. 67</b> Hoy <b>18-12.2020</b></p> <p>JUAN CARLOS JAIMES HERNÁNDEZ <b>Secretario</b></p>
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Año	Mes	Cuota	Capital	Abono a	% Interés	Días	Valor interés	Interés
		Mensual	Acumulado en Mora	Capital	Mensual	Liquid.	Mensual	Acumulado
2008	03	\$3.308.594	\$3.308.594		2,39	29	\$0,00	\$0,00
2008	04	\$3.308.594	\$6.617.188		2,40	30	\$158.812,51	\$158.812,51
2008	05	\$3.308.594	\$9.925.782		2,40	30	\$238.218,77	\$397.031,28
2008	06	\$3.308.594	\$13.234.376		2,40	30	\$317.625,02	\$714.656,30
2008	07	\$3.308.594	\$16.542.970		2,36	30	\$390.414,09	\$1.105.070,40
2008	08	\$3.308.594	\$19.851.564		2,36	30	\$468.496,91	\$1.573.567,31
2008	09	\$3.308.594	\$23.160.158		2,36	30	\$546.579,73	\$2.120.147,04
2008	10	\$3.308.594	\$26.468.752		2,31	30	\$611.428,17	\$2.731.575,21
2008	11	\$3.308.594	\$29.777.346		2,31	30	\$687.856,69	\$3.419.431,90
2008	12	\$3.308.594	\$33.085.940		2,31	30	\$764.285,21	\$4.183.717,11
2009	01	\$3.308.594	\$36.394.534		2,26	30	\$822.516,47	\$5.006.233,58
2009	02	\$3.308.594	\$39.703.128		2,26	30	\$897.290,69	\$5.903.524,27
2009	03	\$4.135.742	\$43.838.870		2,26	30	\$990.758,46	\$6.894.282,74
2009	04	\$4.135.742	\$47.974.612		2,24	30	\$1.074.631,31	\$7.968.914,05
2009	05	\$4.135.742	\$52.110.354		2,24	30	\$1.167.271,93	\$9.136.185,97
2009	06	\$4.135.742	\$56.246.096		2,24	30	\$1.259.912,55	\$10.396.098,53
2009	07	\$4.135.742	\$60.381.838		2,08	30	\$1.255.942,23	\$11.652.040,76
2009	08	\$4.135.742	\$64.517.580		2,08	30	\$1.341.965,66	\$12.994.006,42
2009	09	\$4.135.742	\$68.653.322		2,08	30	\$1.427.989,10	\$14.421.995,52
2009	10	\$4.135.742	\$72.789.064		1,94	30	\$1.412.107,84	\$15.834.103,36
2009	11	\$4.135.742	\$76.924.806		1,94	30	\$1.492.341,24	\$17.326.444,60
2009	12	\$4.135.742	\$81.060.548		1,94	30	\$1.572.574,63	\$18.899.019,23
2010	01	\$4.135.742	\$85.196.290		1,82	30	\$1.550.572,48	\$20.449.591,70
2010	02	\$4.135.742	\$89.332.032		1,82	30	\$1.625.842,98	\$22.075.434,69
2010	03	\$4.135.742	\$93.467.774		1,82	30	\$1.701.113,49	\$23.776.548,17
2010	04	\$1.550.903	\$95.018.677		1,74	30	\$1.653.324,98	\$25.429.873,15
2010	05	\$0	\$95.018.677		1,74	30	\$1.653.324,98	\$27.083.198,13
2010	06	\$0	\$95.018.677		1,74	30	\$1.653.324,98	\$28.736.523,11
2010	07	\$0	\$95.018.677		1,70	30	\$1.615.317,51	\$30.351.840,62
2010	08	\$0	\$95.018.677		1,70	30	\$1.615.317,51	\$31.967.158,13
2010	09	\$0	\$95.018.677		1,70	30	\$1.615.317,51	\$33.582.475,64
2010	10	\$0	\$95.018.677		1,62	30	\$1.539.302,57	\$35.121.778,21
2010	11	\$0	\$95.018.677		1,62	30	\$1.539.302,57	\$36.661.080,77
2010	12	\$0	\$95.018.677		1,62	30	\$1.539.302,57	\$38.200.383,34
2011	01		\$95.018.677		1,77	30	\$1.681.830,58	\$39.882.213,92
2011	02	\$0	\$95.018.677		1,77	30	\$1.681.830,58	\$41.564.044,51
2011	03	\$0	\$95.018.677		1,77	30	\$1.681.830,58	\$43.245.875,09
2011	04	\$0	\$95.018.677		1,98	30	\$1.881.369,80	\$45.127.244,90
2011	05	\$0	\$95.018.677		1,98	30	\$1.881.369,80	\$47.008.614,70
2011	06	\$0	\$95.018.677		1,98	30	\$1.881.369,80	\$48.889.984,50
2011	07	\$0	\$95.018.677		2,07	30	\$1.966.886,61	\$50.856.871,12
2011	08	\$0	\$95.018.677		2,07	30	\$1.966.886,61	\$52.823.757,73
2011	09	\$0	\$95.018.677		2,07	30	\$1.966.886,61	\$54.790.644,35
2011	10	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$56.833.545,90
2011	11	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$58.876.447,46
2011	12	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$60.919.349,01
2012	01		\$95.018.677		2,20	30	\$2.090.410,89	\$63.009.759,91
2012	02	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$65.100.170,80
2012	03	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$67.190.581,69
2012	04	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$69.338.003,79
2012	05	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$71.485.425,90
2012	06	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$73.632.848,00
2012	07	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$75.808.775,70
2012	08	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$77.984.703,40
2012	09	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$80.160.631,11
2012	10	\$0	\$95.018.677		2,30	30	\$2.185.429,57	\$82.346.060,68
2012	11	\$0	\$95.018.677		2,30	30	\$2.185.429,57	\$84.531.490,25
2012	12	\$0	\$95.018.677		2,30	30	\$2.185.429,57	\$86.716.919,82

2013	01		\$95.018.677		2,28	30	\$2.166.425,84	\$88.883.345,65
2013	02	\$0	\$95.018.677		2,28	30	\$2.166.425,84	\$91.049.771,49
2013	03	\$0	\$95.018.677		2,28	30	\$2.166.425,84	\$93.216.197,33
2013	04	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$95.392.125,03
2013	05	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$97.568.052,73
2013	06	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$99.743.980,43
2013	07	\$0	\$95.018.677		2,24	30	\$2.128.418,36	\$101.872.398,80
2013	08	\$0	\$95.018.677		2,24	30	\$2.128.418,36	\$104.000.817,16
2013	09	\$0	\$95.018.677		2,24	30	\$2.128.418,36	\$106.129.235,53
2013	10	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$108.219.646,42
2013	11	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$110.310.057,32
2013	12	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$112.400.468,21
2014	01		\$95.018.677		2,18	30	\$2.071.407,16	\$114.471.875,37
2014	02	\$0	\$95.018.677		2,18	30	\$2.071.407,16	\$116.543.282,53
2014	03	\$0	\$95.018.677		2,18	30	\$2.071.407,16	\$118.614.689,69
2014	04	\$0	\$95.018.677		2,17	30	\$2.061.905,29	\$120.676.594,98
2014	05	\$0	\$95.018.677		2,17	30	\$2.061.905,29	\$122.738.500,27
2014	06	\$0	\$95.018.677		2,17	30	\$2.061.905,29	\$124.800.405,56
2014	07	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$126.833.805,25
2014	08	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$128.867.204,94
2014	09	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$130.900.604,62
2014	10	\$0	\$95.018.677		2,13	30	\$2.023.897,82	\$132.924.502,44
2014	11	\$0	\$95.018.677		2,13	30	\$2.023.897,82	\$134.948.400,26
2014	12	\$0	\$95.018.677		2,13	30	\$2.023.897,82	\$136.972.298,08
2015	01		\$95.018.677		2,13	30	\$2.023.897,82	\$138.996.195,90
2015	02	\$0	\$95.018.677		2,13	30	\$2.023.897,82	\$141.020.093,72
2015	03	\$0	\$95.018.677		2,13	30	\$2.023.897,82	\$143.043.991,54
2015	04	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$145.086.893,10
2015	05	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$147.129.794,65
2015	06	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$149.172.696,21
2015	07	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$151.206.095,90
2015	08	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$153.239.495,59
2015	09	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$155.272.895,27
2015	10	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$157.306.294,96
2015	11	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$159.339.694,65
2015	12	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$161.373.094,34
2016	01		\$95.018.677		2,18	30	\$2.071.407,16	\$163.444.501,50
2016	02	\$0	\$95.018.677		2,18	30	\$2.071.407,16	\$165.515.908,65
2016	03	\$0	\$95.018.677		2,18	30	\$2.071.407,16	\$167.587.315,81
2016	04	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$169.734.737,91
2016	05	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$171.882.160,01
2016	06	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$174.029.582,11
2016	07	\$0	\$95.018.677		2,34	30	\$2.223.437,04	\$176.253.019,16
2016	08	\$0	\$95.018.677		2,34	30	\$2.223.437,04	\$178.476.456,20
2016	09	\$0	\$95.018.677		2,34	30	\$2.223.437,04	\$180.699.893,24
2016	10	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$182.980.341,49
2016	11	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$185.260.789,73
2016	12	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$187.541.237,98

2017	01		\$95.018.677		2,44	30	\$2.318.455,72	\$189.859.693,70
2017	02	\$0	\$95.018.677		2,44	30	\$2.318.455,72	\$192.178.149,42
2017	03	\$0	\$95.018.677		2,44	30	\$2.318.455,72	\$194.496.605,14
2017	04	\$0	\$95.018.677		2,44	30	\$2.318.455,72	\$196.815.060,86
2017	05	\$0	\$95.018.677		2,44	30	\$2.318.455,72	\$199.133.516,58
2017	06	\$0	\$95.018.677		2,44	30	\$2.318.455,72	\$201.451.972,30
2017	07	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$203.732.420,54
2017	08	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$206.012.868,79
2017	09	\$0	\$95.018.677		2,40	30	\$2.280.448,25	\$208.293.317,04
2017	10	\$0	\$95.018.677		2,32	30	\$2.204.433,31	\$210.497.750,35
2017	11	\$0	\$95.018.677		2,30	30	\$2.185.429,57	\$212.683.179,92
2017	12	\$0	\$95.018.677		2,29	30	\$2.175.927,70	\$214.859.107,62
2018	01		\$95.018.677		2,28	30	\$2.166.425,84	\$217.025.533,46
2018	02	\$0	\$95.018.677		2,31	30	\$2.194.931,44	\$219.220.464,89
2018	03	\$0	\$95.018.677		2,28	30	\$2.166.425,84	\$221.386.890,73
2018	04	\$0	\$95.018.677		2,26	30	\$2.147.422,10	\$223.534.312,83
2018	05	\$0	\$95.018.677		2,25	30	\$2.137.920,23	\$225.672.233,06
2018	06	\$0	\$95.018.677		2,24	30	\$2.128.418,36	\$227.800.651,43
2018	07	\$0	\$95.018.677		2,21	30	\$2.099.912,76	\$229.900.564,19
2018	08	\$0	\$95.018.677		2,20	30	\$2.090.410,89	\$231.990.975,08
2018	09	\$0	\$95.018.677		2,19	30	\$2.080.909,03	\$234.071.884,11
2018	10	\$0	\$95.018.677		2,17	30	\$2.061.905,29	\$236.133.789,40
2018	11	\$0	\$95.018.677		2,16	30	\$2.052.403,42	\$238.186.192,82
2018	12	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$240.229.094,38
2019	01		\$95.018.677		2,13	30	\$2.023.897,82	\$242.252.992,20
2019	02	\$0	\$95.018.677		2,18	30	\$2.071.407,16	\$244.324.399,36
2019	03	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$246.367.300,91
2019	04	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$248.400.700,60
2019	05	\$0	\$95.018.677		2,15	30	\$2.042.901,56	\$250.443.602,16
2019	06	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$252.477.001,84
2019	07	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$254.510.401,53
2019	08	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$256.543.801,22
2019	09	\$0	\$95.018.677		2,14	30	\$2.033.399,69	\$258.577.200,91
2019	10	\$0	\$95.018.677		2,12	30	\$2.014.395,95	\$260.591.596,86
2019	11	\$0	\$95.018.677		2,11	30	\$2.004.894,08	\$262.596.490,95

Total Capital
<b>\$95.018.677,00</b>

Total Intereses
<b>\$262.596.490,95</b>

Saldo total de la obligación
<b>\$357.615.167,95</b>