MRO Process Flowchart

(events occuring after 1 April 2022)

This flowchart should be read with the 'What Tied Pub Tenants Need To Know about Market Rent Only (MRO) Rights'

21 days for tenant to issue notice to the Pub Company

MRO Event

Tenant to send notice to Pub Company in 21 days

28 days for Pub Company to respond to notice

Does the Pub Company agree MRO event occured?

Yes

Response: Pub Company sends proposal to the tenant

No

Response: Pub Company sends tenant reasons for disagreement

14 days to challenge the reason for disagreeing or any failure t provide a complete response

Is the response provided and is it complete?

No

Tenant or Pub Company to refer for arbitration to the PCA after giving notice to the other party

Yes

Does the tenant want to challenge the Pub Company's Reason for disagreeing?

No

End of the procedure

For information on referrals to arbitration please follow this link

3 months maximum resolution period (minimum 21 days)

Yes

Tenant and Pub Company enter resolution period for 3 months

Tenant can end resolution period on 7 days' notice, but it must last 21 days.

7 days response period

Pub Company may send an updated response within 7 days of the end of the resolution period

21 days for tenants to decide on acceptance or refer terms to the PCA; or refer rent to IA

Does the tenant accept the original/updated terms?

No

Yes

Does the tenant accept the rent?

No

Tenant has 21 days to make a referal to IA

For information on IA referals please follow this link

Yes

Tenant has 21 days to accept or reject the tenancy

Legend

PCA - Pubs Code Adjudicator
MRO - Market Rent Only
IA - Independent Assessor

- Action by the tenant
- Action by the Pub Company
- Action by the Tenant and/or Pub Company

This flowchart is a general guide to support tenant understanding. It should not be relied on as a substitute for the Pubs Code legal framework